



2 Saddler's Rise | Pitmedden | AB41 7AD

A Stylish Detached Four Bedroom Home

Fixed Price £365,000

ACCOMMODATION

Ground Floor

Reception Hallway

Lounge

16'4" x 13'2" (4.98m x 4.01m) approx.

Kitchen/Dining Room

30'2" x 11'2" (9.2m x 3.4m) approx.

Sun Lounge

11'5" x 9'10" (3.48m x 3m) approx.

Utility Room

6'2" x 5'9" (1.88m x 1.75m) approx.

Cloakroom

6'3" x 4'7" (1.91m x 1.4m) approx.

Integral Garage

19'8" x 9'10" (6m x 3m) approx.

First Floor

Upper Hallway

Master Bedroom

14'9" x 10'10" (4.5m x 3.3m) approx.

En Suite

10'2" x 5'3" (3.1m x 1.6m) approx.

Double Bedroom 2

12'2" x 9'10" (3.71m x 3m) approx.

Double Bedroom 3

12'5" x 9'10" (3.79m x 3m) approx.

Double Bedroom 4

10'2" x 9'10" (3.1m x 3m) approx.

Bathroom

9'2" x 6'2" (2.79m x 1.88m) approx.

Study

7'3" x 6'2" (2.21m x 1.88m) approx.

We offer for sale this beautifully presented four bedroom detached family home, situated in a popular rural location of Pitmedden, just a short drive from Aberdeen, Oldmeldrum and Ellon. The property has been finished to exacting standards with a well-thought-out internal layout, making this a most popular family home. The patio doors from the spacious open plan kitchen/dining room/family room give direct access to the garden, making it the perfect space for entertaining and al fresco dining. The formal lounge is front-facing and filled with natural light. There is also a separate utility room and convenient cloakroom, as well as an integral garage.

On the first floor, the master bedroom benefits from a double wardrobe with sliding mirror doors and an en suite shower room is located off and is fitted with w.c., wash hand basin and separate shower cubicle; whilst the three further double bedrooms each have double fitted wardrobes with sliding mirror doors and are served by a family bathroom with four piece suite, completing the accommodation is the versatile study, which could also be used as a nursery.

A tarmac driveway leads to the integral garage and a pathway leads to the front and rear garden, which is enclosed by a timber-slatted fence, rotary clothes dryer.

Energy Efficient Homes which fully meet the requirements of the Scottish Building Regulations

UPVC double-glazed windows in grey external finish and white internal finish

High performance insulated and weather-sealed external door

Oak flush veneer internal doors

Highly Efficient oil-fired central heating

Location

Pitmedden is a rural village situated midway between Ellon and Oldmeldrum. It is just a short drive into Ellon, Oldmeldrum or Aberdeen. Surrounded by countryside, beautiful landscape, a range of shops and services and a friendly community. These are just some of the reasons why Pitmedden is so popular.

Pitmedden offers Pubs and Restaurants; Tennis Court; Play Parks and Bowling Club

Home to the National Trust for Scotland's Pitmedden Garden. The 100 acres estate encompasses: The Museum of Farming Life; Visitor Centre; Herb Garden; Ponds and Woodland Walk

Local amenities include: Lindsmohr Hotel; Chinese and Chip Shop; Local Convenience Store; Pitmedden Primary School; Public Hall and Medical Centre



Ground Floor Plan



First Floor Plan

Viewing By Appointment Telephone 01779 821115 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

Travelling north on the A90 Aberdeen-Ellon Road on reaching the B&Q roundabout take the first exit onto the B999 Tarves Road; continue straight ahead for some 10 miles to the village of Pitmedden.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.