



Hilltop Cottage

Kirkton Of Maryculter , Aberdeen , AB12 5FS

ledingham
chalmers
estate agency



Lounge



Lounge

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Three Bedroom Detached Country Cottage

- Detached country cottage
- Split level lounge/dining room
- Dining kitchen
- Three bedrooms
- Large garden



Three beds.



Two bathrooms.



Two public rooms.

Three Bedroom Detached Country Cottage

Pleasantly located with in a picturesque rural area, we are delighted to present for sale this idyllic Three bedroom detached cottage. Benefiting from oil fired central heating and double glazing, this delightful home is decorated in neutral tones with ample natural light flooding in throughout. On split level, the lounge and dining room are on open plan featuring attractive wooden balustrading and sliding patio doors leading on to the patio area in the garden. Further French doors in the lounge give access to the adjacent breakfasting kitchen. There are three good sized bedrooms, all of which have the benefit of built in wardrobes, whilst the master enjoys the comforts of an en suite shower room. The family bathroom is of good size incorporating a corner 'Jacuzzi' bath and attractive wall tiling.

Outside, a stone chip drive-in provides parking for two cars.

The garden itself features a high rear hedge with mature apple trees and a good sized lawn with ample privacy.

All carpets, curtains, blinds, light fittings and shades to included in the sale along with all kitchen appliances, viewing is highly recommended.



Kitchen



Bathroom

Accommodation and plans

Lounge	15'0" x 11'10"	4.57m x 3.61m
Dining area	13'0" x 9'6"	3.96m x 2.9m
Kitchen	11'9" x 10'10"	3.58m x 3.3m
Bedroom	11'10" x 8'6"	3.61m x 2.59m
En-suite	6'6" x 5'2"	1.98m x 1.58m
Bedroom	13'1" x 8'10"	3.99m x 2.69m
Bedroom	9'10" x 8'9"	3m x 2.67m
Bathroom	8'5" x 6'6"	2.57m x 1.98m

Directions

Travelling on the South Deeside Road from Aberdeen, take the left exit sign posted 'Kirkton of Maryculter' and 'Den in the Glen/Story Book Glen' almost immediately opposite the 'Old Mill Inn'. Follow the road as it bends take the next road on the left sign posted 'Den in the Glen' and 'Kirkton of Maryculter' Follow this road up into the hamlet itself, passing the churchyard and manse on the left. Hilltop is situated also on the left., opposite the entrance to Oldman Road.

Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

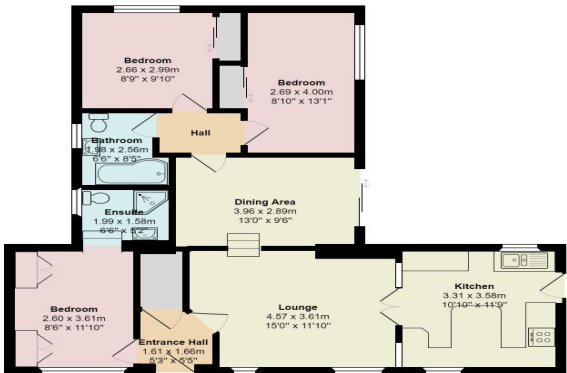
Contact us

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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 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.