



8 Hatton Farm Gardens | Hatton | AB42 0QL

Two Bedroom End Terrace Dwellinghouse

Offers Around £99,000

We offer for sale this two bedroom end terraced dwellinghouse in the established village of Hatton. The property has been upgraded throughout benefiting from new fittings in both the kitchen and bathroom with the remaining accommodation being of a fresh decorative order throughout. The property's final addition of floor coverings will be required by the purchaser allowing them to decide on their own personal preference and truly make the property their own.

The accommodation comprises of a spacious lounge to the front of the property allowing space for a wide range of furniture and benefiting from a neutral colour scheme with feature wall. The kitchen is situated to the rear and has been fitted with a wide range of modern base and wall units providing ample storage and work surfaces with further space remaining for white goods to be fitted. The kitchen enjoys a pleasant outlook over the rear garden.

To the first floor there are two well proportioned double bedrooms, both offering space for a variety of bedroom furniture and again have been decorated in a neutral colour scheme awaiting the final addition of floor coverings by the purchaser. The bathroom has been fitted with a white suite comprising a w.c., wash hand basin and shower over bath.

To the rear, is an incredibly easily maintained patio area with driveway laid to stone chips offering highly desirable off street parking.

## ACCOMMODATION

### (Ground Floor)

Lounge

12'9" x 12'3" (3.89m x 3.73m) approx.

Kitchen

12'9" x 8'6" (3.89m x 2.59m) approx.

### (First Floor)

Double Bedroom

10'2" x 12'9" (3.1m x 3.89m) approx.

Double Bedroom

8'8" x 12'9" (2.64m x 3.89m) approx.

Bathroom

6'7" x 5'5" (2.01m x 1.65m) approx.

Electric Heating

Double Glazing

Driveway to Rear

EPC Band - E



**Hallway**



**Lounge**



**Kitchen**



**Kitchen**



**Double Bedroom**



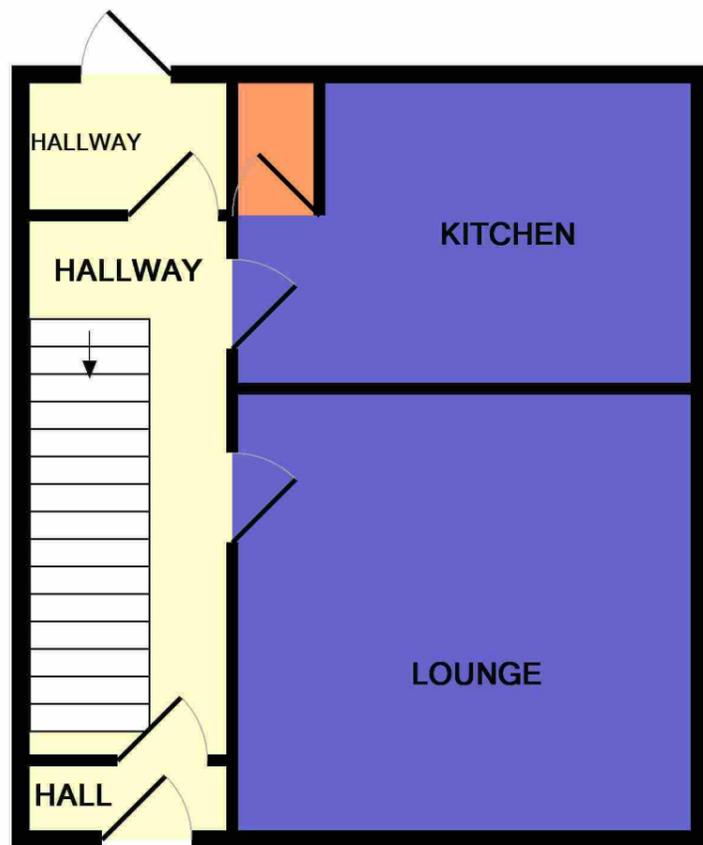
**Double Bedroom**



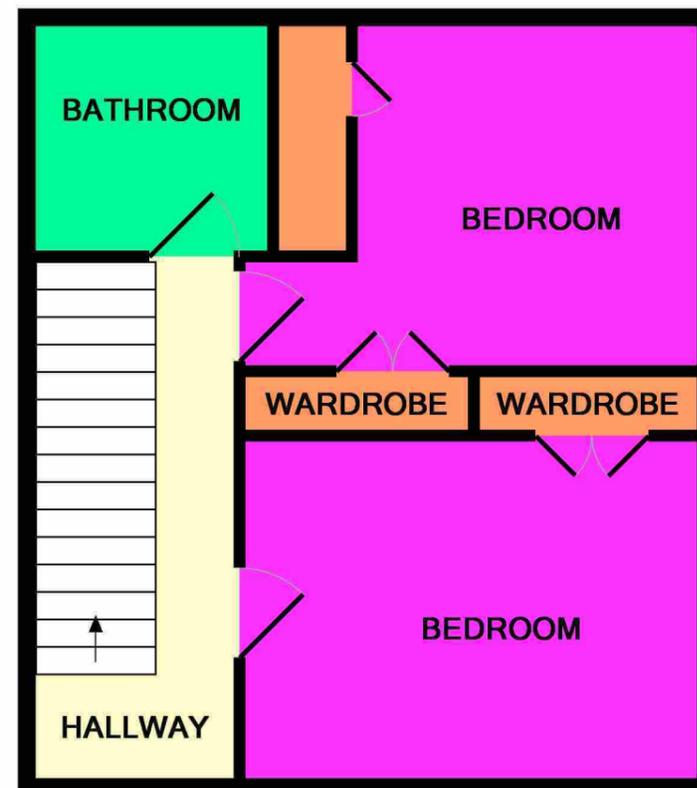
**Bathroom**



**Garden**



GROUND FLOOR



1ST FLOOR

# Floorplan

## Property location



Directions: Travelling from Aberdeen proceed north on the A90 following the signposts for Hatton. On reaching Hatton turn left onto Station Road, continue along turning right on Hatton Farm Road following the road to the left. The first right leads to Hatton Farm Gardens.

Location: Hatton is a popular and pleasant village in the heart of the Aberdeenshire countryside. There is a primary school, GP, hairdresser, baker and a shop all within walking distance of the property. Secondary schooling is catered for at nearby Ellon. There are regular bus services to Aberdeen and Peterhead.

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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 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.