



12 Forbes View,
Tarves, Ellon, AB41 7WG

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Exterior



Lounge



Dining room

Three bedroom detached bungalow

- Beautiful bungalow on a generous plot in Tarves
- Three well proportioned Double Bedrooms
- En Suite Shower Room and further Bathroom
- Three fantastic and flexible Public Rooms
- Generous Gardens surrounding the property
- Extensive Driveway to front



Three beds.



Two bathrooms.



Three public rooms.

**Tucked away at the end of quiet cul-de-sac,
we are delighted to present for sale this lovely
three bedroom detached bungalow offering
flexible accommodation over a single level.**

The property benefits from a spacious lounge, separate dining room, bright sun room, fitted kitchen with adjoining utility room, three bedrooms, en-suite shower room and family bathroom. The accommodation provides a versatile layout with generous living and bedroom space, together with excellent storage and built-in wardrobe provision.

The welcoming entrance hallway provides access to all accommodation and useful built-in storage cupboards.

The lounge is a generous principal reception room offering ample space for a range of furniture arrangements. The room benefits from natural light and provides a comfortable central living space.

The formal dining room is conveniently positioned between the kitchen, hall and lounge and offers an excellent space, suitable for family dining and entertaining.

The particularly spacious sun room provides an attractive additional reception area, offering excellent flexibility and could be used as a family room, sitting room, home office or informal entertaining space.



Sun room



Kitchen



Bedroom



Bedroom

The quality kitchen comprising a range of wall and floor-mounted units, work surfaces, sink and drainer and integrated cooking facilities. Please note: the oven is not in working condition. There is a window providing natural light and a door giving access to the adjoining utility room.

There is a useful separate utility room with provision for laundry appliances and additional storage/worktop space.

The main bedroom is a good-sized double bedroom with built-in wardrobe/storage space and access to the part-tiled en-suite shower room which comprises of a WC, wash hand basin and shower enclosure.

The second and third bedrooms are well proportioned double bedrooms, both boasting built-in wardrobes and further space available to host a range of bedroom furniture.

The family bathroom is fitted with shower over the bath, wash hand basin and WC.

Externally, there is an extensive driveway to the front providing off street parking for a few cars and leads to the front of the property. The garden grounds are generous, surrounding the property and mostly laid in lawn with mature shrubs and trees in the borders adding a high degree of privacy.

This is a property that has to be viewed to be appreciated and viewers will be impressed with the layout and spaciousness this home has to offer. Viewing is highly recommended.

Accommodation

Lounge	14'4" x 15'1"	4.37m x 4.6m
Dining Room	10'9" x 9'6"	3.28m x 2.9m
Utility Room	8'4" x 5'10"	2.54m x 1.78m
Kitchen	10'9" x 10'2"	3.28m x 3.1m
Sun room	10'9" x 17'7"	3.28m x 5.36m
Bedroom	10'5" x 11'4"	3.18m x 3.46m
En Suite	9'0" x 5'6"	2.74m x 1.68m
Bathroom	9'0" x 8'7"	2.74m x 2.62m
Bedroom	12'0" x 8'3"	3.66m x 2.52m
Bedroom	12'0" x 10'9"	3.66m x 3.28m



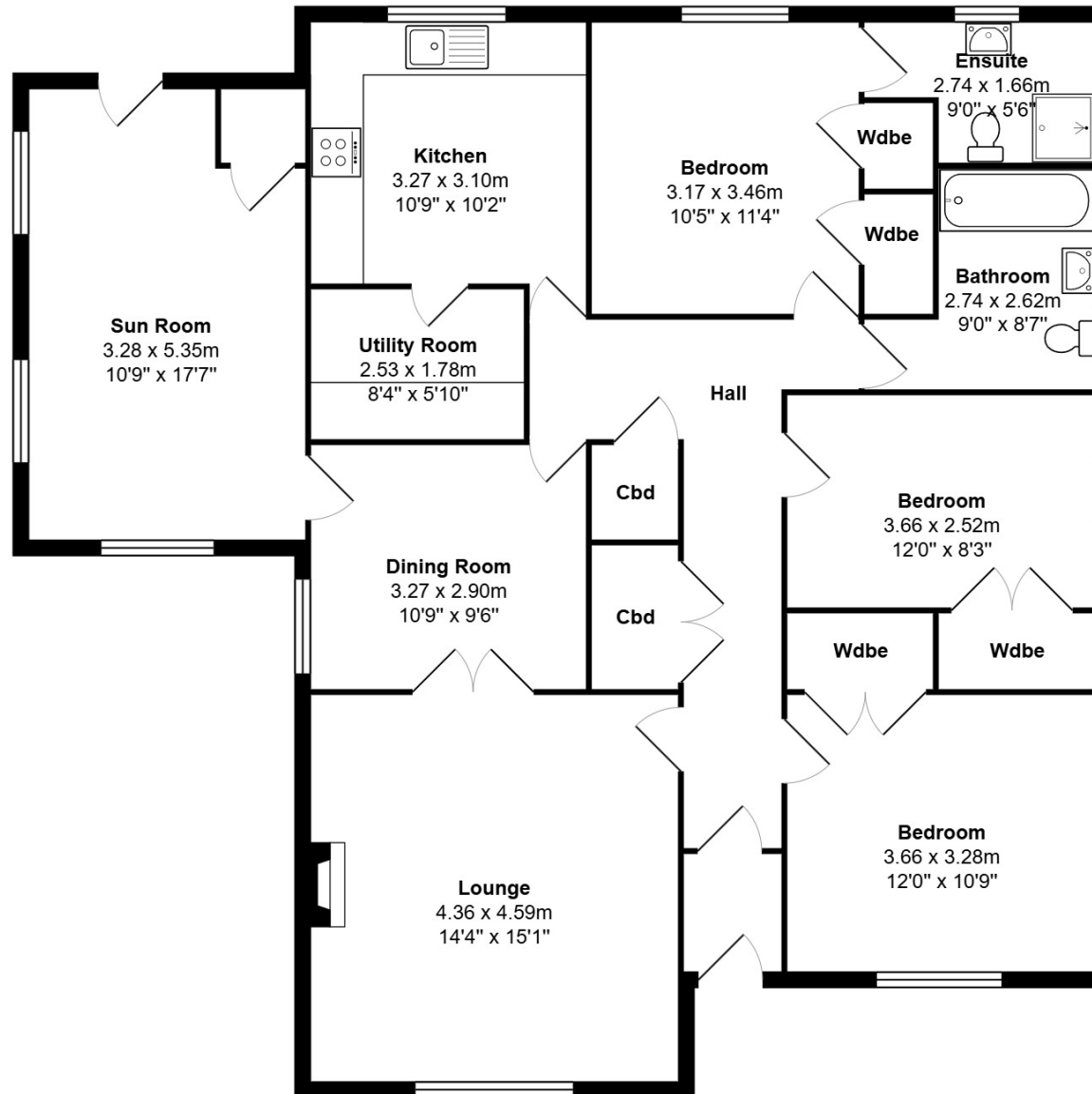
Rear Garden



Rear Garden

Floorplan

12 Forbes View



Directions

From Aberdeen, travel north along the A90 Aberdeen/Ellon road and turn left at the B&Q roundabout onto the B999 Pitmedden/Tarves road. Continue for approximately 14 miles, passing straight through the village of Pitmedden. As you enter the village of Tarves, turn left onto Manse Walk and then turn right onto Forbes View, a small cul-de-sac.

Location

Tarves has seen considerable expansion in recent years but yet retains the character and charm of a country village. It lies approximately 6 miles west of Ellon and is within easy commuting distance of Aberdeen, Bridge of Don and Aberdeen Airport in Dyce. There is a Primary School in the village with secondary education at Ellon or Meldrum Academy. The village is only 2 miles from historic Haddo House with its extensive Country Park, providing ample recreational facilities.

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.