



9 Sandhaven Wynd,
Ellon, Aberdeenshire, AB41 8AE

**ledingham
chalmers**
estate agency



Family room



Kitchen



Lounge

Virtual Furniture

Three bedroom detached dwellinghouse with garage

- Driveway to front providing off street parking
- Single Garage with up and over door
- Attractive Lounge with peaceful views over Garden
- Sleek Kitchen with gloss units and integrated appliances
- Three well proportioned Bedrooms
- Well maintained, fully enclosed Garden to rear



Three beds.



Two bathrooms.



Two public rooms.

Located within a popular residential area within the popular town of Ellon, we are delighted to offer for sale, this outstanding three bedroom detached dwellinghouse and single garage.

Located in a peaceful area, yet close to local amenities, schools, and transport links, this property offers generous accommodation spanning two levels and early viewing is highly recommended to appreciate the peaceful location on offer.

A welcoming reception hall gives access to the ground floor accommodation and immediately into the family room which enjoys a front facing aspect and offers a versatile space which could be utilised in a number of ways including a family room, formal dining room or work from home space.

The attractive lounge enjoys peaceful views across the rear garden with French doors opening out onto a raised decking area, ideal for entertaining in the summer months.

To the rear of the property, the modern kitchen is well planned and fitted with an excellent range of stylish wall and floor units with matching work surfaces and splashback behind. There are a range of quality integrated appliances, all of which will remain. A door provides direct access to the rear garden.

A cloakroom toilet completes the ground floor accommodation and is fitted with a WC and wash hand basin.



Bedroom



Bedroom



Bedroom



Shower room

A carpeted staircase leads you the upper floor landing with a window to the side on the half landing allowing natural light to flood the space. There is a handy built-in airing cupboard providing superb storage.

The first bedroom is generous in size, boasting two double width wardrobes, a pleasant outlook to the front and access to an en suite shower room which is fitted with a three piece suite.

Bedrooms two and three are both peacefully located to the rear of the property and boast neutral decor, quality carpeting and space for a range of bedroom furniture.

The shower room completes the internal accommodation and is fitted with a WC and wash hand basin set into vanity with cupboard storage and shower cubicle set into aqua panel.

The property is well appointed, set back off the road along a private driveway and is ideal for those with children and pets. A tarred driveway provides off street parking and leads to the single garage with up and over door. The fully enclosed garden to the rear is mostly laid in lawn with a patio, chippings, raised decking area and colourful shrubs, plants and trees in the borders.

This is a rare opportunity to acquire a most enviable family home for which early viewing is genuinely recommended to fully appreciate.

Accommodation

Family Room	8'3" x 10'5"	2.52m x 3.18m
Lounge	12'7" x 12'9"	3.84m x 3.89m
Kitchen	8'3" x 11'8"	2.52m x 3.56m
Garage	8'6" x 16'11"	2.59m x 5.16m
Bedroom	14'0" x 9'4"	4.27m x 2.85m
En Suite	6'11" x 6'2"	2.11m x 1.88m
Bedroom	11'0" x 9'9"	3.35m x 2.97m
Shower Room	6'4" x 6'3"	1.93m x 1.91m
Bedroom	9'11" x 12'4"	3.02m x 3.76m

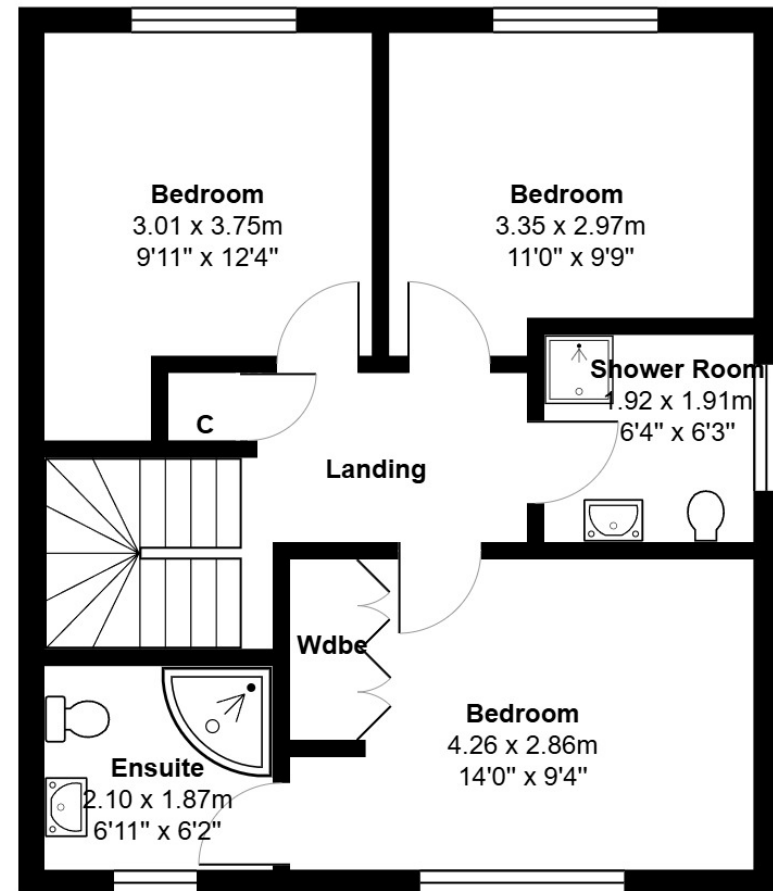
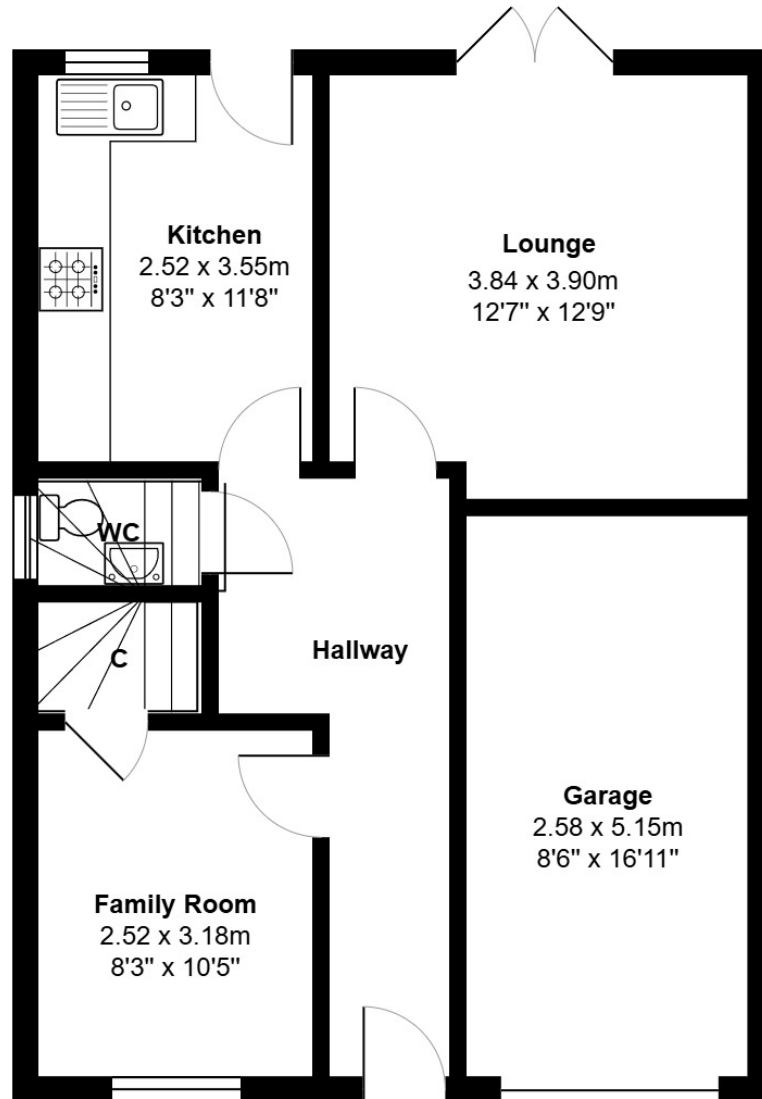


Rear Garden



Rear Garden

Floorplan
9 Sandhaven Wynd



Directions

From Aberdeen, travel north along the A90 Aberdeen/Peterhead road and after approx. 14 miles, take the second exit at the Ellon bypass roundabout, continuing towards Peterhead. Take the first exit off the next roundabout and take the second exit off the third roundabout onto the A948 Auchnagatt/New Deer road. Continue along for some distance, turning left onto Knockothie Crescent and then immediately right onto Findhorn drive. Turn left onto Sandhaven Wynd.

Location

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only approximately 15 miles from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities, and swimming pool.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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