



Craigdale, Fyvie,
Turriff, Aberdeenshire, AB53 8SJ

**ledingham
chalmers**
estate agency



Lounge



Kitchen

Three bedroom, detached bungalow with garage

- Fantastic countryside location
- Stunning views
- Spacious accommodation throughout
- Fully fitted Kitchen with utility room
- Brilliant storage options
- Three well-proportioned Bedrooms



Bedroom



Three beds.



One bathroom.



One public room.

Enjoying a peaceful location with stunning open countryside views from all aspects, we are delighted to offer for sale this spacious three bedroom detached bungalow set in heart of beautiful garden grounds just short distance from Turriff

The property is situated in the heart of the beautiful and peaceful Aberdeenshire countryside, although the property itself is in need of a degree of modernisation this detached bungalow offers spacious and versatile accommodation and would be a fantastic family home for any discerning buyer.

Set back from the road, the property is firstly entered via vestibule offering a level of privacy to the home, this then provides access to the welcoming hallway which in turn leads to all accommodation.

Sure to impress viewers is the bright and spacious lounge with a large window to the front of the property you can enjoy stunning countryside views and natural light floods the room. Plentiful space is afforded for a variety of free standing furniture.

The dining kitchen has been fully fitted with a wide range of wood effect units with complimenting work tops and splashback. All appliances will be included within the sale. There is space to host a table and chairs and a seating area next to the sliding doors which provide access to the garden, this is the perfect spot to enjoy your morning coffee.

Just off of the kitchen is the convenient utility room with storage cupboard, units, sink and under counter space for appliances. The washing machine will remain as part of the sale. There is also a cloakroom and access to the garden and garage from here.



Bedroom



Bedroom



Attic



Exterior

There are three double bedrooms, all of which are of fantastic proportions and feature large built in wardrobes. All bedrooms further benefit from a quiet and private rear aspect.

The spacious bathroom is centrally located and comprises of bath, shower enclosure, wc and wash hand basin. There is also a door leading straight into the principal bedroom for ease.

Key accents of this property is the integral single garage and the exceptionally spacious floored attic room providing brilliant storage, this is accessed via hatch and ladder from the utility room.

Outside the beautifully landscaped garden has been well-maintained and wraps round the entire house offering the perfect place for children's play or to entertain and relax alike. There is a large driveway providing parking for multiple cars and additional strip of land to the side of the home.

Accommodation

Lounge	19'11" x 15'5"	6.07m x 4.7m
Kitchen / Diner	21'11" x 12'8"	6.68m x 3.86m
Utility Room	7'9" x 11'7"	2.36m x 3.53m
WC	4'4" x 5'10"	1.32m x 1.78m
Bedroom	12'6" x 13'4"	3.81m x 4.07m
Bedroom	12'9" x 13'4"	3.89m x 4.07m
En Suite	8'9" x 13'4"	2.67m x 4.07m
Bedroom	10'10" x 13'4"	3.3m x 4.07m
Garage	12'7" x 19'0"	3.84m x 5.79m
Attic	62'5" x 18'2"	19.03m x 5.54m



Exterior

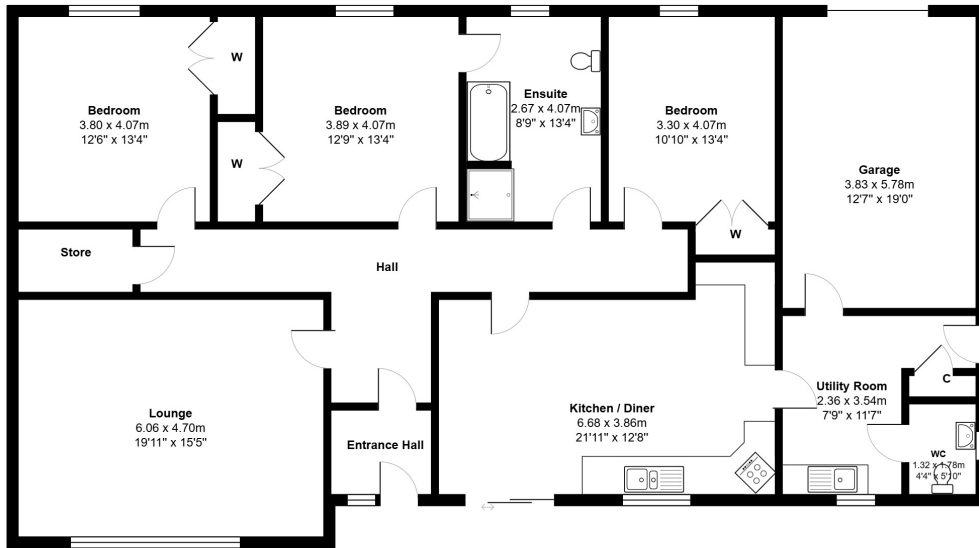


Exterior

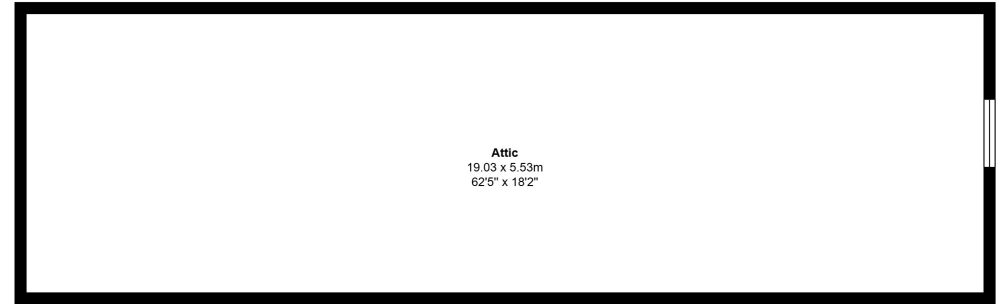
Floorplan



Craigdale



Ground Floor



Attic

Directions

Starting in Fyvie continue up Main Street onto the A947 heading north. Continue driving straight for approximately 4 miles and the property will be on your right hand side.

Location

The property is situated within a short drive of Fyvie which has a good range of local shops and an excellent primary school. Secondary education can be found at Turriff Academy. Transport is provided from the property for both the primary and secondary schools. Aberdeen and the Airport, together with the Industrial Estates and Offices at Dyce and Bridge of Don are within easy commuting distance. Leisure pursuits both indoor and outdoor are well catered for including a bowling green, pleasure park and excellent country walks round historic Fyvie Castle.

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

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com