



26 Edmondside,
Pitmedden, Ellon, Aberdeenshire, AB41 7GP

**ledingham
chalmers**
estate agency





Lounge



Kitchen Diner

Immaculately presented four bedroom detached house

- Truly ready to move in condition
- Stylish Kitchen with a range of quality appliances
- Bright and airy Lounge with pleasant aspect to front
- Fantastic Conservatory with access to Rear Garden
- Well maintained Gardens to both front and rear
- Off street parking leading to Garage



Four beds.



Two bathrooms.



Two public rooms.

Forming part of a modern development of quality homes, we offer for sale this attractive four bedroom detached family home which is ideally set in a quiet residential area of Pitmedden.

The property is presented in ready to move into condition with the minimum of inconvenience and offers an excellent opportunity for a young couple or family to acquire a fantastic home offering superb accommodation spanning two floors.

The property further benefits from triple glazing, oil central heating and enjoying a corner location with sizeable gardens to both front and rear.

Internally the property is bright with the welcoming entrance hallway providing access to a useful under stair storage cupboard and the handy cloakroom toilet.

The attractive lounge is situated to the front, enjoying a pleasant outlook over the front garden and benefiting from neutral decor with complimenting carpet.



Utility Room



Conservatory



WC

The dining kitchen is on open plan creating a lovely sociable space for those who love to host and entertain. Fully fitted, the kitchen is equipped with a range of stylish light grey base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and a range of quality integrated appliances with tiled splashback behind and modern under unit lighting.

The utility room is adjacent, offering further storage units, matching those in the kitchen. There is a stainless steel sink and drainer and further space to host laundry appliances. A door provides access out to the rear garden.

The dining kitchen connects to the conservatory which is a thoughtful extension to the accommodation and enjoys an outlook over the rear garden. The room is exceptionally well proportioned, allowing space for a range of furniture and patio doors providing access out to the peaceful rear garden.



Bedroom

The upper floor has a large bright spacious hall which hosts a built-in storage cupboard housing the hot water tank and access can also be gained to the floored loft space which is equipped with light and power.

The main bedroom is an elegant room, enjoying an outlook to the front and boasting excellent storage with built-in wall to wall wardrobes. The room is decorated in neutral tones with fitted carpet and has the added benefit of a stylish en suite shower room.

There are three further good sized double bedrooms, all bedrooms have fitted wardrobes and allow further space for a range of freestanding bedroom furniture.

The family bathroom is also on the first floor which features a three piece suite with shower over the bath.



Ensuite



Bedroom



Bedroom



Bedroom

To the front of the property there is a generous sized garden finished with extensive lawn and attractive mature flower beds bordered by fencing. A raised decking area directly in front of the lounge window provides an ideal spot to enjoy the sun in the summer months. A tarred driveway with space for two cars gives access to the single garage. The single garage is equipped with power, light, water and up and over door for access.

A gate to the side provides access to the rear garden which is fully enclosed, enjoying a private aspect with patio adjacent to the conservatory and continuing onto a paved path which continues around the property. There is a lawn finished with attractive well stocked flower beds.

Accommodation

Lounge	12'8" x 15'7"	3.86m x 4.75m
Kitchen / Diner	24'6" x 10'1"	7.47m x 3.07m
Utility Room	5'11" x 10'1"	1.8m x 3.07m
Conservatory	10'6" x 13'6"	3.2m x 4.12m
WC	3'8" x 6'0"	1.12m x 1.83m
Bedroom	13'6" x 12'4"	4.12m x 3.76m
Ensuite	8'9" x 3'10"	2.67m x 1.17m
Bedroom	11'7" x 8'11"	3.53m x 2.72m
Bedroom	9'10" x 11'1"	3m x 3.38m
Bedroom	9'10" x 11'4"	3m x 3.46m
Bathroom	8'6" x 6'1"	2.59m x 1.85m

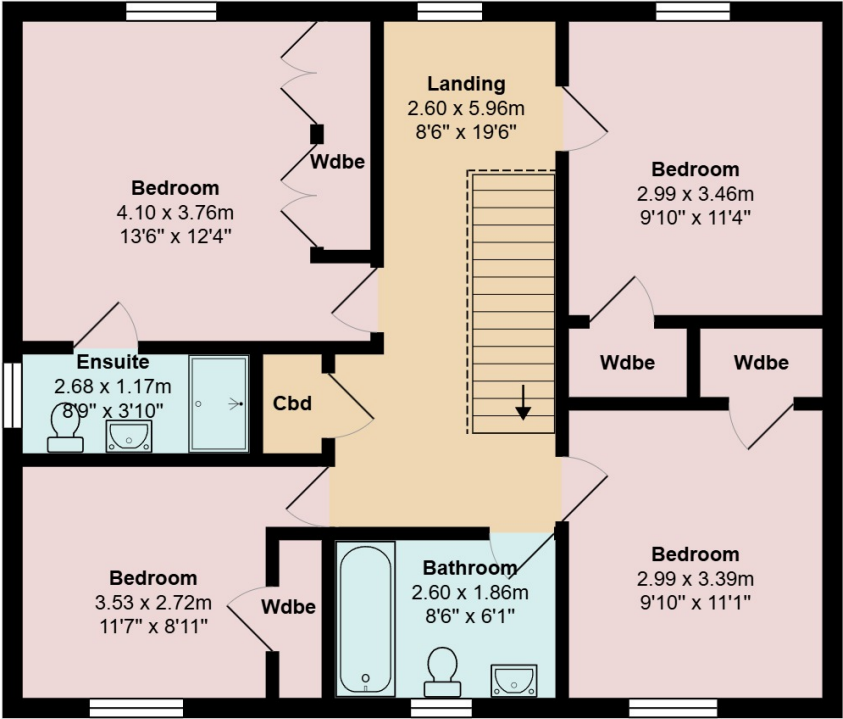
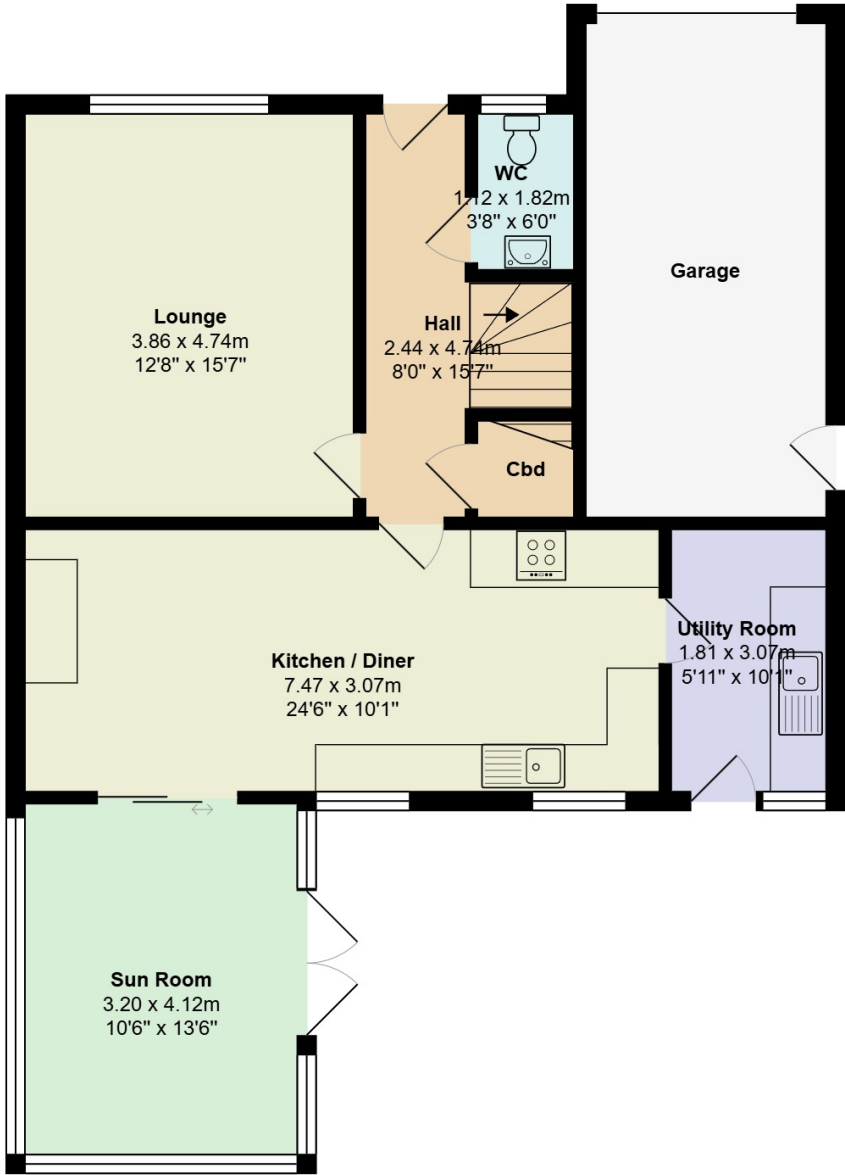


Bathroom



Rear Garden

26 Edmondside
Floorplan





Rear Garden

Directions

From Aberdeen take the B999 to Tarves road for some distance until reaching the village of Pitmedden. On entering the village continue ahead taking the 3rd opening on the right into Croftlands. Take the first left into Edmondside then second right and follow the road for a short distance. No. 26 is located on the right hand side.

Location

The rural village of Pitmedden is located in the heart of Formartine and perfectly located midway between the towns of Ellon and Oldmeldrum, whilst being only a 25-minute drive from Aberdeen. With a thriving local community, a range of amenities are on offer including shop, school, church, village hall, The St Meden Centre (community hub & cafe), doctor's surgery, award-winning CAMRA pub, cafe & community hub and takeaway. The village also benefits from regular bus services and a wide range of local cultural attractions including the nearby Pitmedden Garden, Haddo House and Tolquhon Castle whilst there are a range of local sports teams including both football and karate clubs.

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 appointment telephone 07711 466400 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Front Garden