



**1 Market Brae,**  
Ellon, Aberdeenshire, AB41 8BL

**ledingham  
chalmers**  
estate agency





Kitchen/Diner



Kitchen/Diner

## Well presented, four bedroom bungalow

- Fantastic location
- Spacious accommodation spread over one level
- Bright Lounge
- Well-appointed Kitchen/Diner
- Four well-proportioned Bedrooms
- Rear Garden and Garage



**Four** beds.



**Two** bathrooms.



**Two** public rooms.

**We are delighted to offer for sale this most attractive four bedroom detached bungalow. This property makes a fabulous family home which is presented in good order throughout.**

Ideally located within a generous plot, the property is filled with charming features inside and out creating the perfect family home.

Viewers are greeted with an entrance vestibule which then leads to the spacious entrance hall with neutral decor and provides access to all accommodation.

The lounge enjoys a front aspect, with superb large windows allowing for the effortless flow of light to naturally illuminate the room, and space available for a wide range of furniture as desired.

The dining kitchen enjoys pleasing rear garden views and is well equipped with a range of contemporary units with complementary worktops and has ample space for dining.

The conveniently located utility room gives access to the rear of the home and boasts under counter space for laundry appliances with further cupboards above for storage.

Leading from the kitchen is the conservatory, this is the perfect spot to relax and enjoy your morning coffee as this space provides that lovely indoor/outdoor feel.



Conservatory



Bedroom



Bedroom



Bedroom

Sure to impress is the principal bedroom which is of generous proportion, awash with light from the large rear facing window. Key accents include the double built in mirrored wardrobe and the en suite which comprises shower enclosure powered by mains, WC, wash hand basin and heated towel rail for convenience.

The guest bedroom is a sizeable double, enjoys a front aspect and benefits from a built-in mirrored wardrobe.

There are two further well-proportioned bedrooms, one to the front and the other to the rear, both with space for an array of free standing furniture.

Completing the internal accommodation is the modern bathroom which comprises bath, shower enclosure, WC and wash hand basin housed nestled within a vanity unit.

The fully enclosed rear garden is ideal for the safe play of children and pets with a large lawn area complimented by a patio ideal for al fresco dining. To the front, an integral garage has both power and light and a tarred driveway provides off street parking.

Accommodation

|               |               |               |
|---------------|---------------|---------------|
| Lounge        | 18'3" x 13'5" | 5.56m x 4.09m |
| Kitchen/Diner | 18'3" x 12'5" | 5.56m x 3.79m |
| Conservatory  | 14'6" x 9'5"  | 4.42m x 2.87m |
| Utility Room  | 9'9" x 5'0"   | 2.97m x 1.52m |
| Bedroom       | 11'9" x 10'5" | 3.58m x 3.18m |
| En Suite      | 3'2" x 10'6"  | .97m x 3.2m   |
| Bedroom       | 8'10" x 12'5" | 2.69m x 3.79m |
| Bedroom       | 10'7" x 9'4"  | 3.23m x 2.85m |
| Bedroom       | 10'8" x 9'3"  | 3.25m x 2.82m |
| Bathroom      | 6'0" x 10'4"  | 1.83m x 3.15m |
| Garage        | 11'0" x 17'4" | 3.35m x 5.28m |



Bathroom



Garden

1 Market Brae  
Floorplan



## Directions

On entering Ellon from the south along the A90 Aberdeen/Ellon road, continue straight on at the traffic lights and take the second exit off the roundabout onto Bridge Street. Continue along Bridge Street and onto Golf Road and then turn right onto Knockothie Brae. Take the third on the right onto Market Brae

## Location

Ellon is a popular expanding country town linked to Aberdeen City by the commuter road. The location is also extremely convenient for the airport and oil related offices at both Dyce and Bridge of Don, and Ellon itself is served by primary and secondary schools, a wide range of shopping and recreational facilities including an 18 hole golf course located close to the property along with salmon and sea trout fishing on the River Ythan.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
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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.