



**North Lodge,**  
Pitmedden, Ellon, AB41 7PD

ledingham  
chalmers  
estate agency





Kitchen



Dining room

## Three bedroom detached dwellinghouse

- Unique property in a lovely setting
- Bright and spacious Lounge
- Modern Kitchen with appliances included
- Newly upgraded Shower Room
- Versatile Dining Room with pleasant outlook
- Three good sized Bedrooms



Three beds.



One bathroom.



Two public rooms.

**Situated just outwith the lovely village of Pitmedden, we are delighted to offer for sale this truly unique three bedroom detached dwellinghouse.**

With a footpath into the village, all local amenities are within walking distance whilst the property is an ideal commuter base for travelling to Ellon, Dyce and Aberdeen. Served with full oil central heating and double glazing, this property makes for a perfect family home.

Upon entering the property, you are immediately welcomed into the hallway which leads to all internal accommodation. The lounge is spacious with a lovely walnut effect laminate floor, electric fire, built in shelving and clean fresh decor. Adjacent, a modern kitchen has been fitted with two tone doors, contrasting worktops, splashback and laminate flooring. All integrated and freestanding appliances will remain as part of the sale. A further public room offers an additional recreation space which is perfect for use as formal dining room, study or bedroom. The ground floor is completed by a newly fitted shower room which is fitted with a WC, wash hand basin and modern walk-in shower.

A carpeted staircase leads to the upper floor landing where you will find all remaining bedrooms. There are two double bedrooms, both benefiting from generous proportions and fitted storage. The single bedroom completes the upper floor accommodation and would be an ideal children's bedroom.



Shower room



Bedroom



Bedroom



Bedroom

Externally there is an excellent amount of garden area which has been laid mainly with a mix of both lawn and gravel for easy maintenance. With the benefit of a gate leading into the Pitmedden Garden estate, there is ample opportunity for walks along the path that leads towards the village.

Early viewing is highly recommended to appreciate the truly unique opportunity on offer.

## Accommodation

<b>Lounge</b>	<b>16'10" x 11'10"</b>	<b>5.13m x 3.61m</b>
<b>Dining Kitchen</b>	<b>15'7" x 13'4"</b>	<b>4.75m x 4.07m</b>
<b>Dining Room</b>	<b>9'9" x 14'0"</b>	<b>2.97m x 4.27m</b>
<b>Hallway</b>	<b>8'9" x 7'10"</b>	<b>2.67m x 2.39m</b>
<b>Shower Room</b>	<b>10'7" x 6'4"</b>	<b>3.23m x 1.93m</b>
<b>Bedroom</b>	<b>14'9" x 10'9"</b>	<b>4.5m x 3.28m</b>
<b>Bedroom</b>	<b>14'9" x 12'6"</b>	<b>4.5m x 3.81m</b>
<b>Bedroom</b>	<b>10'8" x 7'3"</b>	<b>3.25m x 2.21m</b>

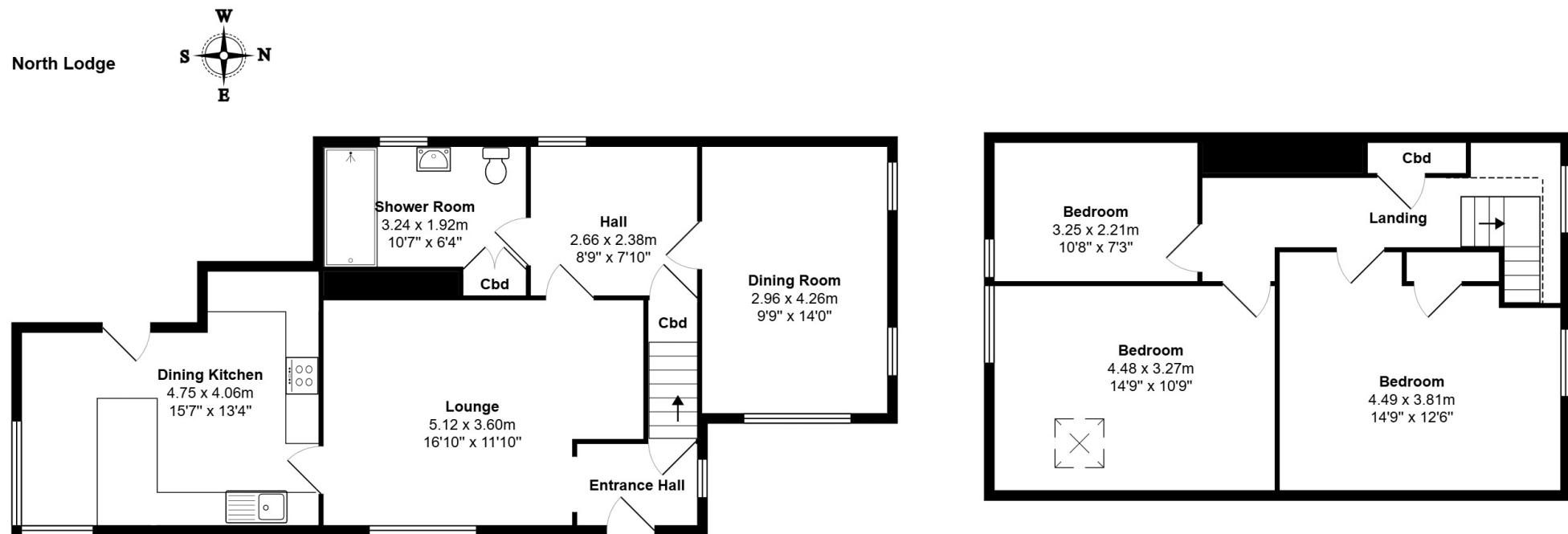


Exterior



Exterior

## Floorplan



## Directions

From Aberdeen take the B999 Tarves road to the village of Pitmedden. On entering the village continue through towards Tarves. Approximately 200 metres after leaving the village you'll find the house on the left hand side of the road as indicated by our For Sale sign.

## 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.

## Arrange a viewing

Viewing By appointment telephone 07584 229378 or 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.