



**22 Carolines Wynd,**  
Ellon, Aberdeenshire, AB41 9LB

**ledingham  
chalmers**  
estate agency



Lounge



Sitting Room



Garden

## Immaculately presented, four bedroom family home with garden and garage

- In true move in condition
- Fantastic proportions throughout
- Open plan modern Kitchen/Diner
- Four Bedrooms one with Ensuite facilities
- Rear Garden with Log Cabin and Fire Pit
- Large driveway with single Garage



**Four** beds.



**Two** bathrooms.



**Two** public rooms.

**Located in the prestigious Castlewell area of Ellon, we are delighted to offer for sale this most attractive four bedroom detached family home which is presented in immaculate order throughout.**

Offering versatile and spacious accommodation, this fantastic family home situated in a quiet cul-de-sac enjoys the modern comforts of gas central heating and double glazing and is truly ready to move into with the minimum of inconvenience.

Upon entering, you are instantly welcomed into the vestibule and inviting hallway, both boasting built-in storage facilities.

The lounge is entered to the left, enjoying an outlook to the woodland, natural light floods the room through the large bay window.

To the rear, there is a bright and airy family room which allows access onto the decked balcony and into the garden via double patio doors and offers a versatile space to suit the purchasers requirements.

Sure to impress viewers is the exceptionally spacious, open plan kitchen/dining room of generous proportions this room is fitted with a wide range of contemporary base and wall units, quality appliances and has space for a large dining table and chairs. Adjacent to the kitchen is a useful utility room which in turn leads to a convenient cloakroom toilet. There is also a door providing direct access to the garden.

Ascending the stairwell the upper hall gives access to the remainder of the bedrooms and bathrooms.



Kitchen/Diner



Bedroom



Bedroom



Bathroom

The main bedroom is a fantastic size featuring two double built-in wardrobes and access to a sleek en-suite shower room.

Bedrooms two and three are both double in size, one room boasts a built-in wardrobe and both rooms allow space for a variety of free standing furniture.

The fourth bedroom is a versatile space which could be used as an office or would also be an ideal children's bedroom.

Completing the internal accommodation is the beautifully finished bathroom which is fitted with a three piece suite with shower over the bath, wc and wash hand basin vanity unit.

The low maintenance rear garden is laid mostly with astro turf with mature trees beyond creating a secluded feeling. There is also a patio and decking area which provides the perfect spot for al fresco dining as well as fire pit area for those colder months.

A fantastic feature of this garden is the size and the log cabin at the bottom which will also be included in the sale, this has been built to a high standard and is the perfect place for a home office as it benefits from electric heating, light and power. It has two separate rooms one featuring a built in wardrobe.

To the front there is a large driveway suitable for multiple vehicles and a single garage, Early viewing is highly recommended for this fabulous family home.

## Accommodation

Lounge	14'11" x 16'1"	4.55m x 4.9m
Sitting Room	14'11" x 11'6"	4.55m x 3.51m
Kitchen/Diner	12'5" x 22'9"	3.79m x 6.94m
Utility Room	6'0" x 7'7"	1.83m x 2.31m
WC	6'2" x 7'7"	1.88m x 2.31m
Hallway	7'10" x 17'8"	2.39m x 5.39m
Bedroom	14'4" x 14'10"	4.37m x 4.52m
Ensuite	3'10" x 8'9"	1.17m x 2.67m
Bedroom	11'3" x 11'9"	3.43m x 3.58m
Bedroom	11'3" x 9'4"	3.43m x 2.85m
Bedroom	8'0" x 10'6"	2.44m x 3.2m
Bathroom	9'0" x 6'6"	2.74m x 1.98m
Log Cabin Room 1	11'5" x 15'1"	3.48m x 4.6m
Log Cabin Room 2	11'5" x 10'0"	3.48m x 3.05m

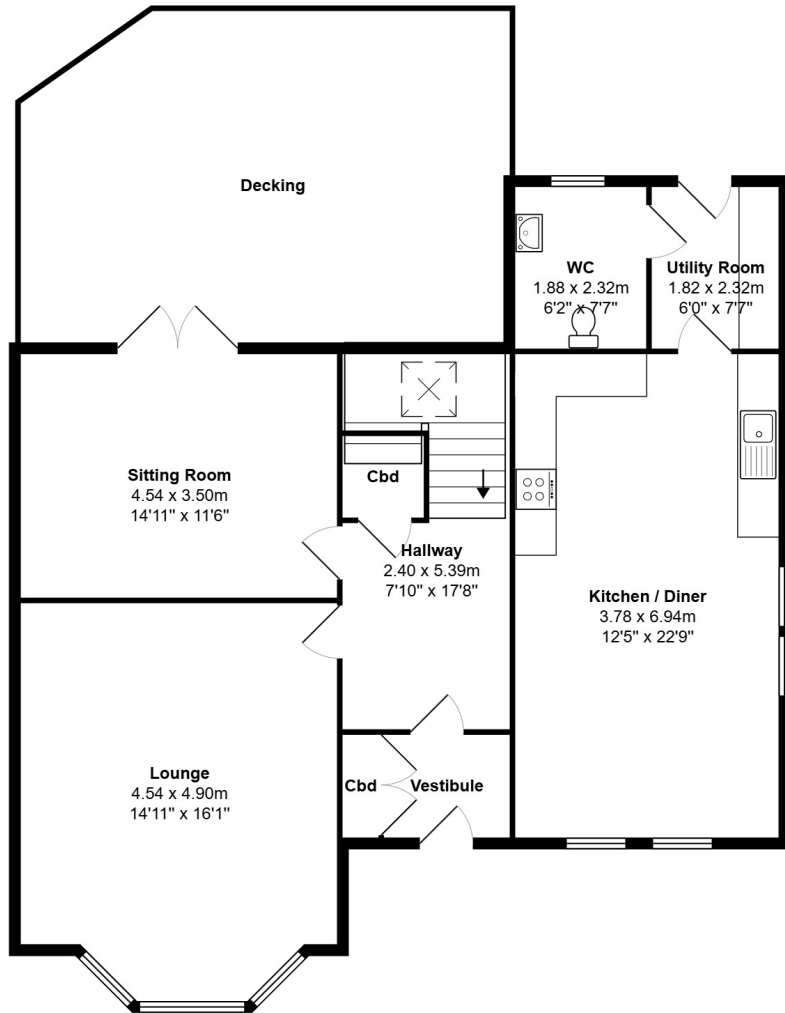


Garden



Log Cabin

# Floorplan



## Directions

Leave Aberdeen on the A90 proceeding towards Ellon. Turn left onto the B9005 and continue for some times before turning right onto Knockothie Brae. Turn right onto Woodlands Edge and then bear right onto Carolines Wynd.

## Location

Ellon is a popular expanding country town lined 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.

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](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)