

**Raeburn  
Christie  
Clark &  
Wallace**

**for life & business**

**Aberdeen**

399 Union Street  
AB11 6BX  
Tel 01224 56 46 36

**Banchory**

75 High Street  
AB31 5TJ  
Tel 01330 82 29 31

**Ellon**

7 The Square  
AB41 9JB  
Tel 01358 72 07 77

**Inverurie**

6 North Street  
AB51 4QR  
Tel 01467 62 93 00

**Stonehaven**

1 Market Buildings  
AB39 2BY  
Tel 01569 76 29 47

**E-mail:**

[property@raeburns.co.uk](mailto:property@raeburns.co.uk)

[www.raeburns.co.uk](http://www.raeburns.co.uk)

**3 WHEATLAND, PITMEDDEN, AB41 7GG**



**Spacious Three Public/Four Bedroomed  
Detached Bungalow with Garage and Gardens**

OFFERS OVER  
**£300,000**

# 3 WHEATLAND, PITMEDDEN, AB41 7GG

Spacious Three Public/Four Bedroomed Detached Bungalow with Garage and Gardens

OFFERS OVER £300,000

## Accommodation Overview

**Entrance Vestibule, Lounge/Dining and Kitchen, Conservatory, Utility Room, Study, Main Bedroom, En Suite Bathroom, Three further Double Bedrooms and Bathroom with separate Shower. Garage.**

Located on a generous corner plot and close to all amenities including the primary school, this extremely spacious three public/four bedroomed detached bungalow with garage enjoys an extremely sunny aspect in the walled garden at the rear. Benefiting from oil fired central heating and full double glazing, the accommodation includes the entrance vestibule leading to the lounge/dining on open plan and the fully fitted kitchen with conservatory to the south facing side. The utility room is at the end of the corridor and includes a door to the garage and gardens. The main bedroom overlooks the gardens and includes wall to wall wardrobe accommodation and a retro style coloured en suite bathroom. The study is ideal for home working. There are three further double bedrooms and the fully tiled family bathroom with separate shower. Outside, parking is provided for two cars on the driveway to the garage with remote controlled door. The low maintenance garden to the front is laid to lawn, a gate at the side leads to the enclosed sunny rear with large deck, a raised lawn, pond and water feature. There is a utility area at the side of the garage. Viewing highly recommended to appreciate this spacious property.



## Vestibule

**3.10m x 1.70m (10'1" x 5'5") approx.**

The uPVC door with side glazed panels leads into the long vestibule with door to the lounge/dining and kitchen. Meter cupboard and fuse box. Coat hooks and glove rack.

## Lounge/Dining

**6.20m x 5.20m (20'3" x 17'6") approx.**

This lovely open and airy room with large picture window to the front, provides ample space for a large table and chairs. The bracket for the wall mounted TV will remain. Wall uplighters. Corridor to utility room at the end. Access on open plan to the kitchen. Ceiling downlighters. Smoke alarm.

## Kitchen

**5.90m x 3.20m (19'3" x 10'4") approx.**

This fully fitted kitchen, with solid wood flooring, polished granite worktops and breakfast bar, is filled with natural light from a wide window to the rear with the stainless steel sink below and patio doors which are south facing and give access to the conservatory. Fitted with long work surfaces, there are cabinets at high level and at low level with drawers, cabinets, wine rack and the breakfast bar area ideal for gatherings. The Siemens hob, pull-out extractor, double oven, dishwasher and fridge/freezer will be included in the sale.



## Conservatory

**4.10m x 2.70m (13'4" x 8'8") approx.**

Enjoying the sunshine from the morning and most of the day through deep silled windows on three sides, this versatile space, with attractive floor tiling, includes a glazed door onto the decking and the Wendy House adjacent. Wall uplighters.

## Utility Room

**3.80m x 1.60m (12'4" x 5'2") approx.**

Located at the end of the corridor, this practical space, with a door to the garage and a half glazed door to the garden, includes deep work surfaces with a bowl style sink, handy shelving, tiled flooring and space for a washing machine and tumble dryer.

## Inner Hall

The T-shaped inner hall gives access to three double bedrooms and bathroom as well as the study and main bedroom with en suite which is further down the passage with large window overlooking the pond and the gardens. Built-in storage cupboard.

## Study

**3.30m x 1.80m (10'8" x 5'9") approx.**

This room is ideal for home working, has connection to home internet and has a window to the side and shelving which shall remain.



## Main Bedroom

**5.60m x 3.90m (18'3" x 12'7") approx.**

Enjoying an extremely sunny aspect most of the day through the wide window overlooking the garden, pond and water feature, this extremely spacious double bedroom with light carpeting, is fitted with an abundance of wall to wall wardrobe accommodation. His and Hers reading lights.

## En Suite Bathroom

**4.00m x 2.70m (13'1" x 8'8") approx.**

This retro style fully tiled bathroom with window to the rear includes a fully tiled shower cubicle, coloured w.c. with concealed cistern, wash hand basin with large fixed mirror above and steps which lead up to a sunken Jacuzzi style bath.

## Bedroom 2

**3.10m x 3.00m (10'1" x 9'8") approx.**

Looking out to the front of the property and with a sunny aspect, this double bedroom will include the fitted furniture and the wall mounted TV bracket.

## Bedroom 3

**3.60m x 3.10m (11'8" x 10'1") approx.**

Overlooking the patio and rooftops to some countryside views, this is an attractively co-ordinated double bedroom.



## Bedroom 4

**3.10m x 2.90m (10'1" x 9'5") approx.**

This bright bedroom is to the front of the property with a wide window and a wall to wall triple sliding mirrored door wardrobe.

## Bathroom

**3.20m x 2.30m (10'4" x 7'5") approx.**

This elegant and upgraded fully tiled bathroom, with attractive flooring, incorporates the fully tiled shower cubicle with a Triton electric shower, the white w.c. and wash hand basin opposite below the large wall mounted mirror. The bath is adjacent. Downlighters.

## Garage

**5.60m x 3.80m (18'3" x 12'4") approx.**

Parking for two cars is provided on the driveway leading to the garage equipped with a remote controlled up and over door, power, light and fixed shelving which will remain. Central heating boiler. Water tap.



## Gardens

A gate from the pavement leads to the pathway to the front door and the enclosed front garden with a low wall, young conifer hedging and a gate at the side which leads to the utility area and outhouse beside the oil tank. Located on a generous plot and walking round to the walled garden at the rear, there is coloured gravel and a raised lawn with pond and water feature. The large deck wraps around the property at the other side and is ideal for summer entertaining. Water tap.

## Location

Pitmedden is a popular and expanding village situated approximately 5 miles from Ellon and within easy commuting distance of Aberdeen, the Airport and Industrial Estates at both Dyce and Bridge of Don. There is a Health Centre in the village, a few local shops, a take-away, nursery and primary school with secondary education available at Meldrum Academy.

## Directions

From the Oldmeldrum road travelling into the village, turn left into Keithleigh Gardens and take second right into Wheatland where number 3 is on the corner on the left hand side.



## Notes

Oil central heating. Double glazing. EPC=D. All carpets, curtains, blinds, light fittings, the Siemens hob, pull-out extractor, double oven, dishwasher and fridge/freezer are included in the sale.

## Viewing

Please telephone the Selling Agent's Ellon Office.

## Office Reference: JHN/JC/Ellon

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



**For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400**

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS  
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69

[www.raeburns.co.uk](http://www.raeburns.co.uk)

**Raeburn Christie Clark & Wallace**  
for life & business