

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

www.raeburns.co.uk

DUNOLLIE, 27 SLAINS CRESCENT, ELLON, AB41 9GZ



**Well Appointed Three Bedroomed Detached
Bungalow, Sun Room and Integral Garage**

OFFERS OVER
£240,000

DUNOLLIE, 27 SLAINS CRESCENT, ELLON, AB41 9GZ

Well Appointed Three Bedroomed Detached Bungalow, Sun Room and Integral Garage

OFFERS OVER £240,000

Accommodation Overview

Vestibule, Lounge, Dining Room, Sun Room, Kitchen, Utility Room, Inner Hall, Master Bedroom with En Suite Shower Room, Two further Double Bedrooms and Bathroom. Integral Garage.

This very well maintained detached three bedroomed bungalow with single garage enjoys a splendid end of cul-de-sac setting with no through traffic, making it particularly appealing for families with children and pets. Forming part of the much sought after Castlepark Development, it benefits from uPVC double glazing, electric storage heating and a burglar alarm. A bright vestibule leads through to the fabulous lounge with picture window to front and following on is the formal dining room and magnificent sun room which provides ideal informal living space. The fully fitted kitchen and utility room with integral door to the garage is off the kitchen. The rear hallway gives access to the beautifully finished bathroom and three double bedrooms, the master benefiting from a luxury en suite shower room. A loc-bloc driveway provides off-street parking and gives access to the garage. The property stands within extensive grounds which have been well maintained, and in particular the garden to rear is well laid out and backs onto woodland trees, affording excellent privacy and a pleasant setting for sitting out on a warm summers day. Properties of this particular calibre are currently in high demand, and early viewing is therefore highly recommended to fully appreciate.



Vestibule

Accessed through a composite storm door from the front with co-ordinating opaque glazed inset. Matwell. Built-in double cupboard with mirrored sliding doors. Solid oak part glazed inner door to lounge.

Lounge

5.49m x 5.18m (18'0" x 17'1") approx.

A most attractive and well appointed room of generous proportions with picture window to front. Carpeted and presented in emulsion décor with a feature paper wall, it provides ample space for furniture. A solid granite fireplace with inset electric coal effect fire provides a most attractive focal point. Glazed solid oak twin opening sliding doors to dining room and access door to inner hall.

Dining Room

3.06m x 3.06m (10'1" x 10'1") approx.

A spacious, formal room, attractively presented and incorporating sliding glass doors to the sun room and inner door to kitchen.

Sun Room

3.66m x 3.36m (12'0" x 11'1") approx.

A beautifully appointed bright and airy room, carpeted and looking out across the garden to rear. It provides ideal informal living space and a part glazed storm door gives access to the garden.



Kitchen

3.05m x 2.74m (10'1" x 9'0") approx.

Located to the rear and fitted with a comprehensive range of beech wood effect wall and base storage cabinets with concealed under unit lighting and satin chrome grab handles. The generous runs of granite worktops incorporates neutral tiled splashback and an inset 1.5 bowl sink/drain and mixer tap. Amtico tiled flooring. Built-in double oven, microwave, ceramic hob and overhead black extractor to remain, together with the free standing dishwasher and fridge/freezer.

Utility Room

2.44m x 2.14m (8'1" x 7'0") approx.

Fitted with beech wood effect wall and base cabinets, co-ordinating tops and tiled surrounds, and an inset sink/drain and mixer tap. Automatic washing machine and tumble dryer to remain. Window to rear and part glazed door to garden. Integral door to garage.

Inner Hall

Carpeted and well presented, and giving access to the bedroom accommodation and bathroom. Access hatch and fixed ladder to extensive floored loft. Shelved airing cupboard.



Master Bedroom

3.97m x 3.35m (13'1" x 11'0") approx.

An elegant room, located to the rear. Presented in emulsion décor and incorporating a feature paper wall and beige carpet, it provides ample space for furniture. Wall to wall built-in mirrored sliding door wardrobes.

En Suite Shower Room

1.86m x 1.25m (6'10" x 4'10") approx.

This luxury shower room was designed and fitted by Laings of Inverurie and includes a self contained wet wall corner shower enclosure, w.c. and inset wash hand basin with oak effect storage drawer underneath. Chrome ladder radiator. Opaque glazed window to side. Tiled floor and underfloor heating.

Double Bedroom 2

3.05m x 2.75m (10'1" x 9'1") approx.

A most attractive room, presented in emulsion décor and incorporating a feature paper wall and beige carpet. Window to front. Wall to wall built-in mirrored sliding door wardrobes.



Double Bedroom 3

3.05m x 2.75m (10'0" x 9'1") approx.

A well presented room with window to front, carpeted and fitted with wall to wall mirrored sliding door wardrobes.

Bathroom

3.05m x 1.83m (10'1" x 6'0") approx.

Beautifully tiled along the wet walls and fitted with co-ordinating floor tiles and underfloor heating. It incorporates a shower/bath with overhead power shower and glazed shower screen and a two piece suite set into gloss wall and base vanity storage cupboard and mirrored door cabinet. Window to rear. Chrome upright ladder radiator.

Garage

5.49m x 2.74m (18'0" x 9'0") approx.

A generous sized garage fitted with an up and over door, power, light and water tap. Door to utility room.



Gardens

The property enjoys a fabulous setting at the end of a quiet cul-de-sac with no through traffic and stands within immaculately kept gardens of considerable size. The garden to front incorporates a mature lawn with well stocked borders and double width pathways. A loc-bloc driveway provides off-street parking and gives access to the garage. A garden gate and pathway to the side gives access to the fully enclosed garden to the rear which is well appointed, backing onto woodland trees. Providing a high degree of privacy, it enjoys the sun for much of the day and is mainly laid with paving stones, incorporating well planted shrub beds and a seating area for sitting out on a warm summers day. The remainder of the gardens are laid out on lawn and incorporate borders of shrubs and bushes. To the further side is a granite chipped area housing two garden sheds and a dog kennel which will remain.

Location

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities.



Directions

On entering Ellon from the south along the A90 Aberdeen/Ellon road, proceed straight on at the traffic lights, continue over the bridge and take the third exit off the roundabout onto Market Street. Continue along Market Street, passing The Square and onto Castle Road. Turn left onto Balmoral Avenue and continue up the hill, turning left onto Slains Crescent. Follow the road round to the right where the property is located at the end of the cul-de-sac, as indicated by our For Sale board.

Notes

Electric storage heaters. uPVC double glazing. EPC=E. Burglar alarm fitted. All fitted floor coverings, blinds, curtains and light fittings to remain. All white goods to remain.

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

Raeburn Christie Clark & Wallace
for life & business