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9 THE MEADOWS, ELLON, AB41 9QH



**Four/Five Bedroomed Detached
Dwellinghouse and Double Garage**

OFFERS AROUND
£429,000

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Accommodation Overview

Reception Hall, Lounge, Conservatory, Dining Room, Kitchen, Utility Room, Family Room/Double Bedroom Five and Cloakroom/W.C. Upper Hall: Master Bedroom with En Suite Dressing Room and Shower Room, Three Further Double Bedrooms and Bathroom. Double Garage.

This exceptionally spacious detached four/five bedroomed dwellinghouse and pitched roof double garage commands a privileged setting on the banks of the River Ythan, and bounded to the side by 'Broomies Burn'. Forming part of an exclusive hamlet of 15 high standard homes known as 'The Meadows', it stands within extensive grounds which slope gently down to the river bank. Of excellent family proportions, it incorporates a large reception hall, formal lounge with dual aspect windows and French doors to conservatory, formal dining room, kitchen, utility room, family room/double bedroom five and cloakroom/w.c. on the ground floor, and on the upper floor is the master bedroom with en suite shower room and dressing room, three further double bedrooms, all with built-in wardrobes, and bathroom. The property is fully double glazed and benefits from gas central heating. Most of the accommodation has been re-decorated within the last few years, including new floor coverings, with upgraded cloakroom and shower room. Offering a unique opportunity and with very few properties in this particular area of Ellon being available for sale, early viewing is highly recommended.



Reception Hall

5.64m x 3.80m (18'5" x 12'5") approx. at widest

A spacious hall with most rooms on this level leading off. Carpeted balustrade staircase to upper floor. Two built-in cupboards.

Cloakroom/W.C.

2.20m x 1.26m (7'2" x 4'1") approx.

Fully tiled and fitted with a two piece suite, incorporating wall and base gloss vanity cupboards and mirror above the sink. Window to front. Tiled floor and underfloor heating.

Lounge

7.98m x 3.90m (26'2" x 12'8") approx. into window

A well appointed lounge of family proportions with dual aspect windows and French doors leading through to the conservatory. Providing ample space for furniture, it incorporates a recently fitted solid oak fire surround with granite back panel and hearth and living flame gas fire (the original open fire could be reinstated if desired).

Conservatory

4.31m x 3.86m (14'1" x 12'7") approx.

Beautifully appointed to fully appreciate the splendid river views and offering informal living space, with French doors opening out to a paved patio area at the rear.



Dining Room

4.00m x 3.17m (13'1" x 10'4") approx.

A formal room, accessed off the hall and kitchen and providing ample space for furniture. This room again enjoys the tremendous river views.

Kitchen

4.79m x 3.88m (15'7" x 12'8") approx.

A further rear facing room, fitted with a generous range of oak wall and base storage cabinets and incorporating ample runs of co-ordinating worktops, tiled splashbacks and inset 1.5 bowl sink/drainers and mixer tap with pull-out shower spray. A co-ordinating breakfasting table provides casual dining space. Built-in Neff gas hob, double oven and concealed extractor to remain.

Utility Room

3.26m x 1.78m (10'7" x 5'8") approx.

Fitted with base storage cupboards, co-ordinating tops and inset single drainer sink. Plumbed for dishwasher and automatic washing machine and space for tumble dryer. Shelved hot water cylinder cupboard. Access door to garden at rear.



Family Room/Double Bedroom 5

4.14m x 3.91m (13'6" x 12'8") approx.

This adaptable room offers dual aspect views across the front of the property and Broomies Burn to the side and is currently utilised as a home office.

Upper Hall

4.94m x 1.25m (16'2" x 4'1") approx.

Gives access to all the accommodation on this level. Access hatch to part floored loft.

Master Bedroom

4.68m x 4.62m (15'4" x 15'2") approx.

A spacious room offering ample space for free standing furniture and enjoying lovely views across the River Ythan to the rear. It incorporates an en suite dressing room and is fitted with a built-in double wardrobe.

En Suite Shower Room

2.92m x 2.35m (9'6" x 7'7") approx.

Fully finished with modern co-ordinating wet wall and incorporating a self-contained shower enclosure and two piece suite set into wall to wall gloss vanity furniture, incorporating a co-ordinating wall cabinet and mirror above the sink. Window to front. Tiled floor and underfloor heating.



Double Bedroom 2

5.36m x 3.53m (17'6" x 11'6") approx. at widest

Enjoying the river views across the rear, this generous double bedroom incorporates a built-in double wardrobe.

Double Bedroom 3

4.18m x 3.48m (13'7" x 11'4") approx. into door

Double bedroom three is located to the front and fitted with a double wardrobe.

Double Bedroom 4

3.53m x 3.08m (11'6" x 10'1") approx.

Located to the rear with built-in double wardrobe.

Bathroom

3.01m x 2.21m (9'9" x 7'3") approx.

A generous sized room with window to front, fitted with a corner bath and two piece suite.



Double Garage

6.48m x 6.31m (21'3" x 20'7") approx.

A spacious detached double garage with twin up and over doors, power and light. Window to side and access door to garden at rear.

Outside

The property is well appointed, located at the end of a pleasant quiet street and stands within extensive grounds which back onto the River Ythan and bounded to the side by Broomies Burn. The garden to the front is laid mainly to lawn with planted shrubberies and incorporates an extensive tarred driveway. The gardens to the sides and rear are mostly laid to lawn with paved pathways, and a beautifully appointed walled patio offers an excellent spot for relaxing on a warm summers day and enjoying the glorious river setting.

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

From Aberdeen, travel north along the AWPR A90 Aberdeen/Peterhead road and continue for approx. 14 miles until reaching the Ellon bypass roundabout. Proceed straight on at the first roundabout, still on the A90, turn left at the next roundabout and then turn left again at the third roundabout (A920 – Castle Road). Continue along here, turning left at the Meadows Sports Development, signed Meadows Way/The Meadows. Continue down until reaching the houses and keep straight ahead at the fork. The property is the last house on the right, as indicated by our For Sale board.

Notes

Gas central heating. Full double glazing. EPC=C. All fitted floor coverings, blinds and most light fittings to remain.

Viewing

Please telephone 07787 131116 or 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.



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