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**3 LAVEROCK HILL, ELLON, AB41 8BE**



**Detached Two Public/Three Bedroomed  
Family Home with Garage**

FIXED PRICE  
**£262,500**

# 3 LAVEROCK HILL, ELLON, AB41 8BE

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## Accommodation Overview

**Entrance Hall, Cloakroom/W.C. Lounge, Dining Kitchen, Dining Room and Utility Room. Upper Landing: Master Bedroom with En Suite, Two further Double Bedrooms and Bathroom. Garage.**

Well maintained and beautifully presented throughout, this three bedroomed detached dwellinghouse forms part of the prestigious McDonald Park Development of Ellon. Offering generous room proportions throughout and built to a high standard, there is double glazing and gas central heating. Of particular note, is the spacious lounge which enjoys a pleasant outlook to the front and there is an attractive, fully fitted dining kitchen and formal dining room adjacent with patio doors leading out to the rear garden. Off the kitchen is a handy utility room with access to rear and also the integral garage and, in addition on the ground floor, there is a cloakroom/w.c. The first floor comprises of a master bedroom with the added luxury of a modern en suite, two further bedrooms, both benefiting from built-in wardrobes, and a family bathroom completes the accommodation. The garden to the front is laid in gravel stone for easy maintenance with a driveway to the side offering off-street parking and leading to the single garage. The fully enclosed low maintenance garden to the rear is mainly laid to paved patio and enclosed with wooden fencing. Properties in this area rarely come to the market and this one in particular allows the purchaser to move in with the minimum of fuss, therefore early viewing is highly recommended to avoid disappointment.



## Entrance Hall

A part glazed uPVC storm door opens into the wide and welcoming hall, fitted with laminate flooring and staircase to upper level. Built-in understair storage cupboard. Smoke alarm.

## Cloakroom/W.C.

Fitted with a w.c. and wash hand basin with tiled splashback. Opaque window to front. Laminate flooring.

## Lounge

**6.35m x 3.65m (20'8" x 12'0") approx.**

A lovely, bright and spacious room with box bay window to front. Worthy of mention is the ornate mantel with onyx hearth and inset housing a coal effect gas fire. Ample space for soft furnishings. Neutrally presented and complemented with co-ordinating carpet.

## Kitchen

**4.35m x 3.02m (14'3" x 9'9") approx.**

Fitted with an extensive range of base, wall and drawer units, generous work surface with tiled splashback incorporating a four ring gas hob with oven below, a seated breakfast bar for informal dining and a 1.5 drainer sink with window above overlooking the rear garden. Tiled flooring. Smoke alarm.



## Dining Room

**3.77m x 2.85m (12'4" x 9'3") approx.**

This versatile room accessed off the kitchen is currently used for formal dining and has been patio doors out to the rear garden. Fitted with laminate flooring.

## Utility Room

**3.25m x 1.64m (10'7" x 5'4") approx.**

Fitted with base unit and worktop space incorporating a stainless steel drainer sink. Space below for tumble dryer and plumbed for washing machine. Tiled flooring. Part glazed uPVC door with side window leads out to the rear garden. Access to integral garage.

## Upper Landing

A curved and carpeted staircase with oak balustrade and handrail leads up to the first floor. Built-in part shelved linen cupboard houses the hot water tank. Access to part floored loft space. Smoke alarm.

## Master Bedroom

**4.15m x 3.14m (13'6" x 10'3") approx.**

A beautifully presented room of generous proportions. Two built-in double wardrobes provide ample shelf and hanging facilities. Double windows overlook the front garden. Fitted carpet.



## En Suite

**2.70m x 1.57m (8'8" x 5'1") approx.**

Fitted with a contemporary three piece suite comprising of a w.c. and wash hand basin set within a white gloss vanity unit and a shower enclosure with aqua panel to walls and bi-folding screen door. Double opaque window to front. Laminate flooring.

## Bedroom 2

**3.65m x 2.84m (12'0" x 9'3") approx.**

A generous sized double room enjoying views over the golf course at the rear. Built-in double wardrobes with shelf and hanging space. Fitted carpet.

## Bedroom 3

**3.07m x 3.05m (10'1" x 10'0") approx.**

Another good sized room with rear facing aspect and benefiting from built-in double wardrobes. Presented in neutral décor and complemented with contrasting carpet.

## Bathroom

**2.05m x 1.90m (6'7" x 6'2") approx.**

Fitted with a w.c., wash hand basin and tiled bath area with overhead shower and side screen. Vinyl flooring. Opaque window to side.



## Garage

**5.29m x 3.25m (17'3" x 10'7") approx.**

A tarred driveway at the front with low maintenance garden adjacent provides parking for two vehicles and leads to the garage. Fitted with an electric up and over door and equipped with power, light and shelving.

## Outside

The fully enclosed rear garden is laid in paving slabs with low maintenance in mind. Screened by high level fencing and interspersed with mature shrubs. The small summerhouse, garden shed and lead-to timber greenhouse are included in the sale.

## Location

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only approximately 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, and swimming pool.

## Directions

On approaching Ellon north along the A90 Aberdeen/Ellon road, proceed over the bridge and straight ahead at the roundabout onto Bridge Street. Continue along this road and onto Golf Road, take the second turning on the right onto McDonald Drive and then immediate left onto Laverock Hill. Number 3 is situated on the left hand side.

## Notes

Gas central heating. Double glazing. EPC=D. All curtains, blinds and light fittings are included in the sale.

## Viewing

Please telephone 07512 149927 or the Selling Agent's Ellon Office.

## Office Reference: JHN/NT/Ellon

The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered. 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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