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**MEADOW VIEW, KINHARRACHIE, ELLON, AB41 8PS**



**Substantial 5/6 Bedroomed Detached  
Dwellinghouse in Prime Country Setting**

OFFERS OVER  
**£350,000**

# MEADOW VIEW, KINHARRACHIE, ELLON, AB41 8PS

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## Accommodation Overview

**Vestibule, Reception Hall, Lounge, Dining Room, Sun Room, Kitchen/Diner, Utility Room, Master Bedroom with En Suite Shower Room, Double Bedroom, Family Bathroom. Upper Hall, Three Bedrooms, Games Room/ Double Bedroom 6, Shower/Sauna Room.**

Set in a glorious location within the grounds of Waulkmill Equestrian Centre, we are pleased to offer for sale this exceptionally spacious five/six bedroomed detached dwellinghouse. Occupying a generous plot of approximately one third of an acre, this substantial family home is adaptable to suit the individual buyers family needs, and comprises of an entrance vestibule and reception hall with staircase to the upper floor, a well-appointed lounge on archway open plan to the dining room, fully fitted kitchen/ diner with Georgian doors leading into the lovely sun room, a handy utility room, family bathroom and five bedrooms, with en suite shower room to the master. Completing the accommodation is a versatile games room/double bedroom six. All front facing rooms boast splendid views across the rolling countryside. The wrap around gardens are mainly laid to lawn and enclosed by fencing. The property benefits from triple glazing and oil central heating. If you are looking for a large family home in a country setting yet within an easy commute of the AWPR with its ease of access to major road links north and south, this property will undoubtedly be worth viewing.



## Vestibule

A bright vestibule, fitted with a built-in cupboard for coats and general storage.

## Reception Hall

A lengthy, carpeted hall on 'T' shape with hardwood balustrade staircase to upper floor. Two built-in cupboards.

## Lounge

**4.31m x 4.24m (14'1" x 13'9") approx.**

This bright room is well appointed, offering splendid unrestricted views across the open countryside. Located off the reception hall and the dining room, it incorporates a Fyfe stone fireplace with inset open coal fire.

## Dining Room

**3.22m x 2.82m (10'6" x 9'3") approx.**

On archway open plan to the lounge, with window to side and doorway to kitchen.



## Kitchen/Diner

**6.21m x 3.68m (20'4" x 12'1") approx.**

A generous sized room, located to the rear and fitted with a comprehensive range of wall and base storage cabinets, incorporating generous runs of co-ordinating worktops, tiled surrounds and a fixed breakfasting table. 1.5 bowl sink/drain and mixer tap. Built-in electric ceramic hob, oven and microwave to remain, together with the integrated dishwasher.

## Sun Room

**3.97m x 3.83m (13'0" x 12'6") approx.**

This well appointed room is located to the rear and accessed off Georgian style doors from the dining area. It provides ideal informal family living space and gives access to the garden.

## Utility Room

**3.13m x 1.82m (10'3" x 5'10") approx.**

Fitted with matching cabinets as the kitchen, incorporating a stainless steel sink, co-ordinating worktops and tiled splashbacks. Central heating boiler. Window to rear and access door to garden. Plumbed for automatic washing machine.



## Master Bedroom

**4.24m x 3.10m (13'9" x 10'2") approx.**

This generous sized double bedroom enjoys glorious views across the front and is fitted with two built-in double wardrobes.

## En-Suite Shower Room

**1.81m x 1.55m (5'9" x 5'1") approx.**

Fitted with a fully tiled self-contained shower enclosure and two piece suite. Electric shaver socket.

## Double Bedroom 2

**3.55m x 3.02m (11'6" x 9'9") approx.**

Located to the rear, fitted with wall to wall built-in sliding door wardrobes.

## Family Bathroom

**4.30m x 2.40m (14'1" x 7'9") approx.**

A bright room, tiled to mid level and incorporating a corner bath, w.c., bidet and wash hand basin with handy vanity storage cupboard underneath.

## Upper Hall

A carpeted hall with all rooms on this level leading off. Built-in double cupboard.



## Double Bedroom 3

3.93m x 3.37m (12'9" x 11'1") approx.

Bright and airy and offering splendid far reaching country views. Built-in triple sliding door wardrobe.

## Double Bedroom 4

3.35m x 3.10m (10'10" x 10'2") approx.

Located to the rear, with built-in triple wardrobe. Access door to eaves space.

## Bedroom 5

2.99m x 2.40m (9'8" x 7'9") approx.

A bright room with velux window to front. Built-in double wardrobe.

## Games Room/Double Bedroom 6

7.38m x 4.31m (24'2" x 14'1") approx. into window

This adaptable room with windows to front and rear lends itself to a variety of uses and incorporates a built-in bar area, ideal for entertaining.



## Shower/Sauna Room

3.03m x 2.08m (9'9" x 6'8") approx.

Incorporating a self-contained fully tiled shower enclosure, a built-in sauna cabinet, and a two piece suite. Velux window to rear. Electric shaver socket.

## Outside

The property enjoys a glorious setting, boasting lovely country views across the front and occupies approximately 1/3 acre of grounds. The wrap around gardens are mainly bounded by timber fencing and laid with grass, incorporating an abundance of mature trees along the boundaries. Large garden shed to remain. A paved seating area at the front provides an excellent spot for sitting out and enjoying the glorious setting on a warm summer day. To the rear of the property is a gravelled area with steps to a further lawn and grassed area which boasts considerable privacy.

## Notes

Oil central heating. Triple glazing. EPC=D. All fitted floor coverings, curtains, blinds and light fittings to remain. Drainage to a septic tank.. Mains water supply.



## 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

From Ellon, proceed west out of the town along the B9005 following the signs for Methlick. Before reaching Ythanbank turn right at the sign for Waulkmill Equestrian Centre. Continue along the road until reaching the property, which is located on the right hand side of the road, as indicated by our For Sale board.

## Viewing

Please telephone the Selling Agent's Selling 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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