



2 Ardgill Place, Foveran, Ellon, Aberdeenshire AB41 6DD
£269,000 offers over

Property summary

We are delighted to offer for sale this immaculate **three bedroom detached dwellinghouse** tucked away in a quiet cul-de-sac in the quiet hamlet of Foveran. The property was built by Scotia Homes, this family home is finished to a high standard and presents a great opportunity for a family seeking a quieter location within an easy commute of Aberdeen.

The property is entered through the vestibule and into the entrance hall. A fantastic focal point is the open plan lounge/dining area creating a lovely, warm and sociable family space with French doors leading into the rear garden as well as 2 additional full length windows which flood the room with natural light. The well appointed Dining Kitchen is fitted with base and wall mounted units from Laings of Inverurie as well as SMEG integrated appliances which are included in the sale and has space for a small table and chairs. A handy Utility Room is located off the Kitchen and has space and plumbing for washing machine as well as base units and single sink, a back door also provides access to the Rear Garden as well as a Cloakroom with 2 piece white suite.

A carpeted turned staircase leads from the Lounge to the Upper Floor landing which in turn gives access to the Master Bedroom with En-Suite Shower Room, 2 further Bedrooms and the Family Bathroom with three-piece suite.

All room sizes are generous. The property benefits from considerable storage with cupboards in the Cloakroom, fitted wardrobes in all of the Bedrooms, Bathroom, partly floored loft and additional storage within the Garden Room.

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Parking: Driveway

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

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