



2 Smiddy Field, Methlick AB41 7BZ
£199,000 offers around

Property summary

We are delighted to offer for sale this well presented **three bedroom detached bungalow** set in the popular village of Methlick situated only 24 miles from Aberdeen City Centre. The property is in first class order throughout and benefits from electric storage heating and double glazing. The décor is smart and modern and enhanced by the modern white doors, skirtings and surrounds throughout

The accommodation, comprises Reception Hallway providing access to all of the accommodation, well proportioned Lounge with large picture window overlooking the front garden, bright and spacious Kitchen fitted with a range of fittings and appliances, 3 good sized Double Bedrooms (one of which is currently used as a Dining Room) and Shower Room. All room sizes are generous. The property boasts excellent storage accommodation with built-in wardrobes in 2 of the bedrooms and several Hall cupboards. There is a large paved patio accessed from the Kitchen, ideal for outside entertaining. A tarmac driveway leads up to the single garage and provides off street parking. All quality fitted floor coverings and most kitchen appliances (where listed) are included in the sale.

Entering into the bright hallway via a vestibule, access is afforded to all the rooms. A multi-pane glass door provides access to the exceptionally spacious Lounge with 2 windows overlooking the front and side of the property. Located to the rear, the kitchen has been fitted with contrasting base and wall units which offer excellent storage and ample space for a table and chairs. Appliances include electric hob, double oven, extractor fan, washing machine and fridge freezer which are all to remain with the sale.

The master bedroom is located to the rear and is of excellent proportions with twin double wardrobes offering ample storage space. Additionally a further large double room is located to the front with a double wardrobe and a third bedroom found to the side is currently utilised as a dining room.

Full details

Entrance Hallway

Lounge: 5.48m x 3.65m (18'0" x 12'0") approx.

Kitchen: 4.11m x 3.04m (13'6" x 10'0") approx.

Bedroom 1: 3.91m x 2.74m (12'10" x 9'0") approx.

Bedroom 2: 2.89m x 2.79m (9'6" x 9'2") approx.

Bedroom 3: 2.89m x 2.81m (9'6" x 9'3") approx.

Type: Detached Bungalow

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: E

Shower Room:

(Outside)

The front garden has been laid to lawn with a borders of abundant mature plants and shrubs. The driveway offers ample parking and leads to the large detached garage with workshop area which has both power and light. To the rear, the garden has been thoughtfully laid out and has been stocked with a wide range of plants which flower throughout the year.

On entering Ellon go straight ahead at the traffic lights and then straight ahead again at the roundabout. Take the first left along Station Road and follow this road leaving Ellon via Auchterellon. On leaving Ellon continue along this road for approximately 1/2 mile and take the first road on the right signposted Methlick. (B9005) Follow this road until reaching the village of Ythanbank and take a left turning again signposted Methlick. Continue along this road until reaching the village of Methlick and travel through the village taking the left turning signposted Inverurie. Follow this road for a short distance taking a left turning into Smiddy Field where you will find number 2 as indicated by our For Sale sign.

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