



**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**39 Breckview**  
PITMEDDEN, ABERDEENSHIRE, AB41 7GQ





# LOCATION

39 Breckview is located in a popular modern development in the quaint and quiet village of Pitmedden, within easy commuting distance to both Ellon, approximately five miles to the east, Inverurie, approximately nine miles to the west and is ideally placed within walking distance of the village amenities and schooling. The village is well served with public transport facilities providing frequent transport both locally and to the city of Aberdeen.

The town of Ellon offers pre-school, primary school and secondary school facilities. A fantastic new secondary school was completed in 2015. There are also numerous leisure facilities available in the area, including several immaculate 18-hole golf courses all within a short drive of this property.

All the normal facilities one would expect from a small town can be found locally in Ellon, banking, NHS health centre, small shops, Post Office and a supermarket. Several banking options, restaurants, cafés, pubs, local shops and major supermarkets, together with numerous churches that can be found in and around the town centre.

Aberdeen city centre is approximately fifteen miles to the south of the property and is easily commutable. The city offers excellent bus and rail service with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates from Aberdeen providing a link to central belt, the south and beyond.





## BRECKVIEW

Forming part of a much sought after popular residential area is a fantastic opportunity to purchase an exceptionally spacious three bedroom detached dwelling. Number 39 Breckview offers a generous level of accommodation over two floors with the present owner maintaining the property to a high standard including immaculate fresh neutral décor, full UPVC double glazing and oil fired central heating throughout.

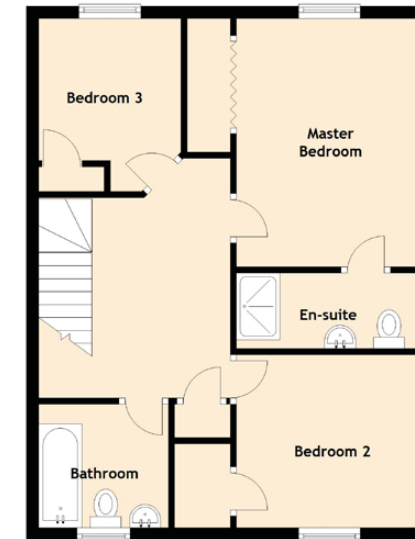
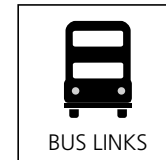
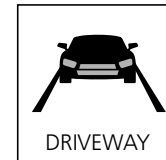
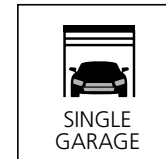
Offering bright, generous sized accommodation, the property comprises of a spacious lounge with bay window and formal dining area, immaculate dining kitchen, utility room and guest WC. On the upper floor a spacious well-equipped family bathroom, master bedroom with en-suite shower room and two further large bedrooms with built-in wardrobes. In addition, there are ample storage cupboards throughout the property. With its fantastic popular residential location, this property would suit a young family, a professional couple or a fantastic Buy-To-Let investment. Early viewing is highly recommended.

The front garden is laid mostly to lawn with some seasonal shrubs and plants, a tarred driveway allows for off-street parking for one vehicle in front of the garage. The rear garden is fully enclosed and again laid mostly to lawn with an abundance of plants, shrubs and seasonal flowers, gated and walled this is a fantastic safe child and pet-friendly area and perfect for entertaining alfresco dining and enjoying the sun. The garage is adjacent to the property with a pull-up door, power, and light.



IMMACULATE THREE BEDROOM DETACHED PROPERTY IN A  
RESIDENTIAL AREA, CONVENIENTLY LOCATED





# DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.74m (15'7") x 3.80m (12'6")
Dining Room	3.40m (11'2") x 2.72m (8'11")
Kitchen	3.40m (11'2") x 3.38m (11'1")
Utility Room	3.24m (10'8") x 1.70m (5'7")
Master Bedroom	3.96m (13') x 3.00m (9'10")
En-suite	3.00m (9'10") x 1.22m (4')
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.30m (7'7")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>) - 94m<sup>2</sup>

EPC Rating - D

Extras  
(Included in the sale)

The property will be sold inclusive of all carpets (excluding rugs), blinds, light fittings and integrated kitchen appliances (excluding dryer and fridge).

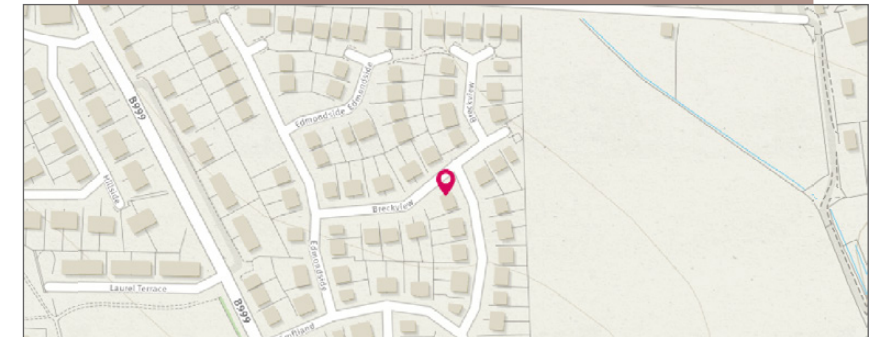


Image credit: <https://www.odinairsurvey.co.uk/omaps/>





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