

41 Pringle Avenue

TARVES, ELLON, AB41 7NZ



Two bedroom semi-detached bungalow requires upgrading with huge potential, close to all amenities



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41 Pringle Avenue Tarves is a two-bedroom semi-detached bungalow in a dated condition and requires upgrading and redecoration, presented to the market with generously sized rooms and further benefits from full double glazing and a modern electric heating system. With its desirable peaceful location, and once renovated, it will undoubtedly make a fantastic retirement home or even a first-time purchase.

THE LOUNGE



The spacious accommodation over a single level consists of; a vestibule leading to the hallway and all further accommodation. The lounge is flooded with natural light from a picture window and overlooks the front garden. The dining kitchen is fitted with base and wall-mounted units with contrasting worktops and a mixture of integrated and stand-alone appliances with views over the rear garden.

THE KITCHEN





There are two double bedrooms both have fitted wardrobes, and a centrally located four-piece bathroom with a separate shower cubical completes the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2

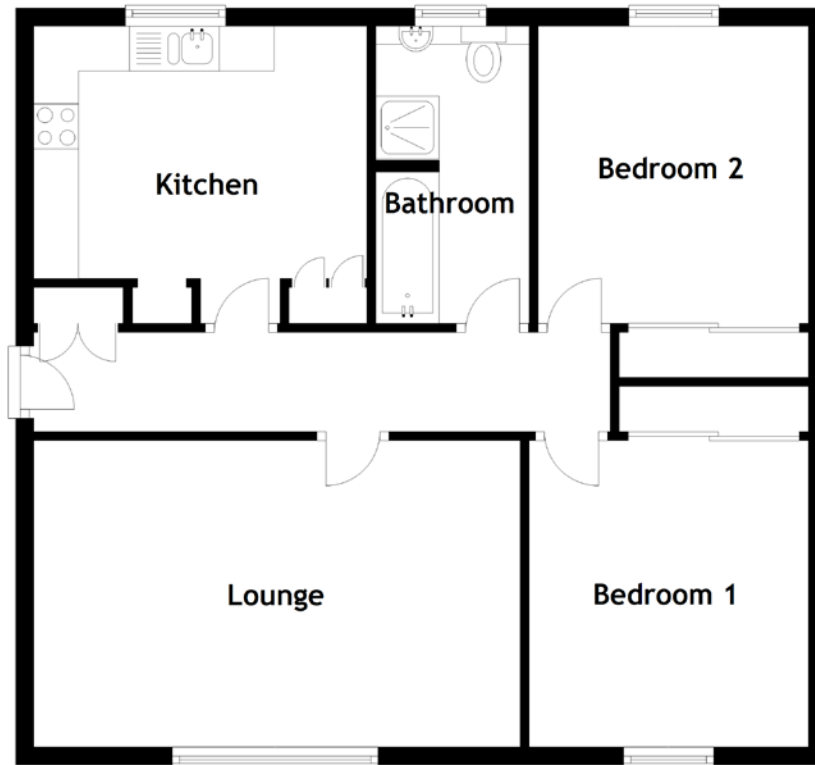


The front garden is laid to decorative stone chip for ease of maintenance with a driveway allowing off-street parking for at least two vehicles. The rear garden is accessed from the side of the property and is bordered by a high wooden fence, laid to lawn with a drying area, the garden shed will remain.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

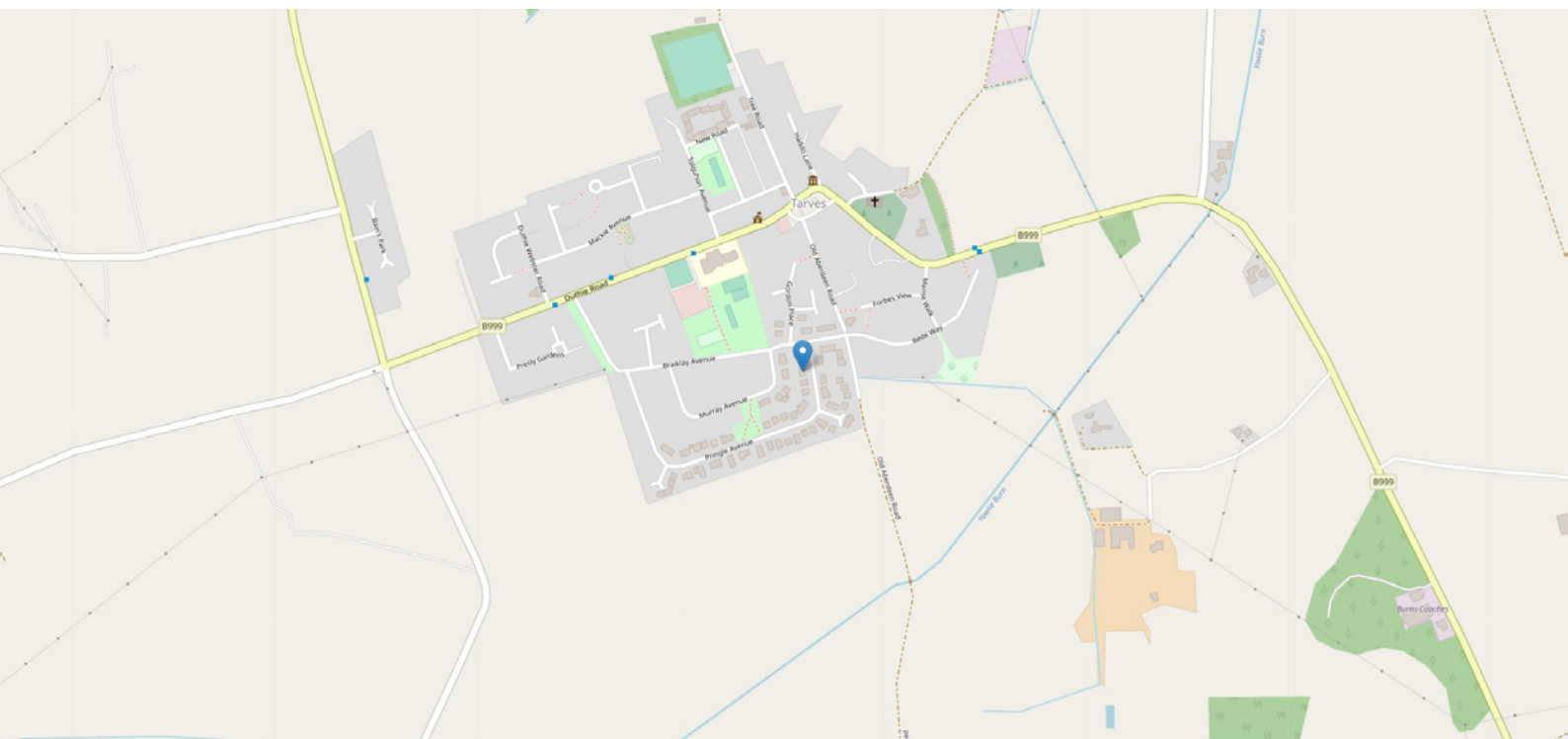


Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 3.40m (11'2")
Kitchen	3.70m (12'2") x 3.30m (10'10")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	3.30m (10'10") x 2.80m (9'2")
Bathroom	3.30m (10'10") x 1.70m (5'7")

Gross internal floor area (m²): 69m²
EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains and light fittings.



THE LOCATION

Tarves is a thriving country village with a close-knit community spirit, situated in the Formartine area of North East Scotland and lies between Oldmeldrum and Methlick on the B999. It still retains conservation status with the square being the hub of the village; it also lies six miles west of Ellon. Easy access to the A90 gives direct routing to Aberdeen, especially now with the completion and recently opened Aberdeen Western Peripheral Route or By-Pass which offers convenient commuting to Aberdeen City, Dyce Airport in the South and the fishing ports of Fraserburgh, and Peterhead in the North.





The village and surrounding area of approximately 10 miles are steeped in history with many historic buildings and places waiting to be explored, within the local community there is a heritage group that provides a registered museum and heritage centre. The village is situated very close to Haddo House with its extensive Country Park of approximately 80 acres and Tolquhon Castle both are about 2 miles away. There is Pre and Primary Schooling in the village with secondary education at Ellon or Meldrum Academy. Within the village, there is a range of amenities including local shops, and restaurants. There is a host of indoor and outdoor pursuits and leisure facilities, with Ellon and Oldmeldrum offering a more extensive range of shopping and leisure facilities.



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