




McEwan Fraser Legal
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Burnbank Cottage

PITMEDDEN, ELLON, AB41 7NX



Burnbank Cottage is set in an elevated location with large garden grounds in the older part of the Country village of Pitmedden called "Old Seton Village" Pitmedden is bounded by the A920 on two sides and lies halfway between the larger towns of Oldmeldrum and Ellon and approximately 15 miles north of Aberdeen. Aberdeen can be accessed by either the B999 or the

new section of the A90 in less than 20 minutes. From Pitmedden the new Aberdeen Western Peripheral Route allows motorists to bypass the city completely heading South. Aberdeen International Airport is also reached on the AWPR in 20 minutes. To the North the A90 leads to North East shoulder and the fishing ports of Peterhead and Fraserburgh.

The village is renowned for the Pitmedden Gardens

which are brilliant in design and meticulously maintained giving the garden its unique charm. With almost 6 miles of clipped box hedging, the parterres at the heart of the garden are a masterpiece of intricate patterns and sparkling colours. The Great Garden dates back to 1675 when it was originally laid out by Sir Alexander Seton. An orchard planted in 2014 is packed with more than 200 fruit trees. Pitmedden is a thriving village with a close knit community. Within the Udny area there are a range of

amenities which include award winning "Eat on the Green" restaurant, the award winning "Coffee Apothecary" and the popular "Craft Bar." The village also has a local Coop store, Church and Primary School. Secondary pupils attend either Meldrum Academy or Ellon Community Campus which also provides Further Education. At the bottom of the road there are thriving tennis and bowling clubs. A more extensive range of shops can be found in neighbouring Ellon or Oldmeldrum.



Burnbank Cottage is a fantastic three bedroom detached dwelling situated in stunning garden grounds in a cul de sac location in the peaceful country village of Pitmedden.

The present owners have meticulously maintained this stunning dwelling to the highest standard, modernized and upgraded with quality fitted fixtures and fittings throughout, presented to the market with a crisp neutral décor, generously sized rooms and further benefiting from double glazing and central heating system. With its stunning peaceful location will make a fantastic retirement or family home,



would be ideal for a professional couple looking for a spacious ideally located property.

The spacious accommodation is over two levels; enter through the conservatory to either the main central hallway allowing access to all other accommodation or the spacious lounge with wood-burning stove.

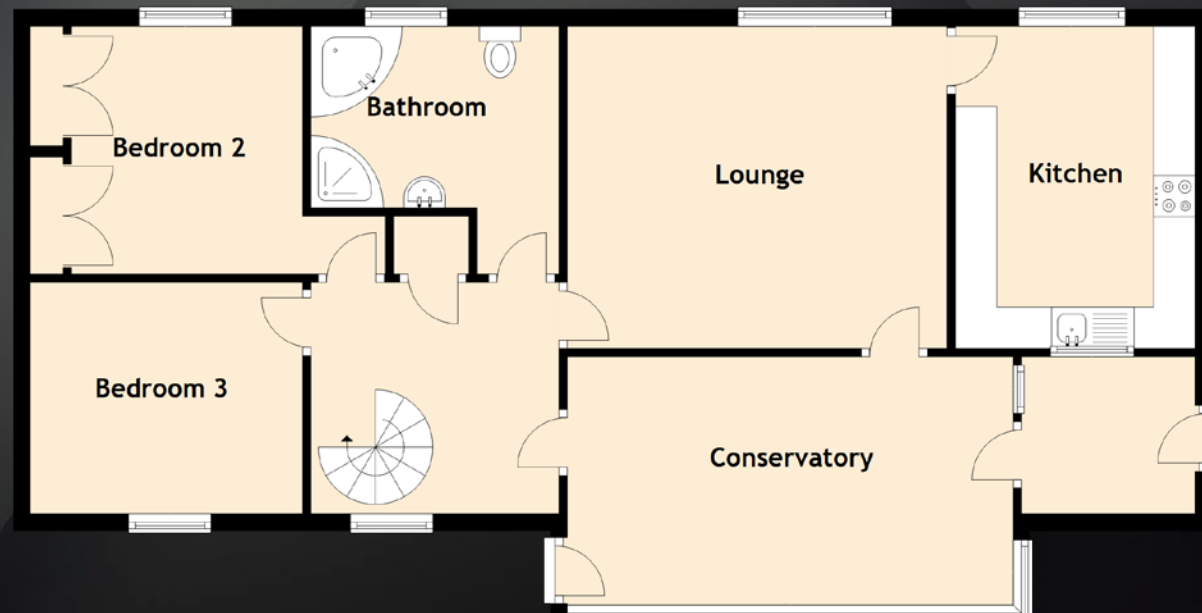
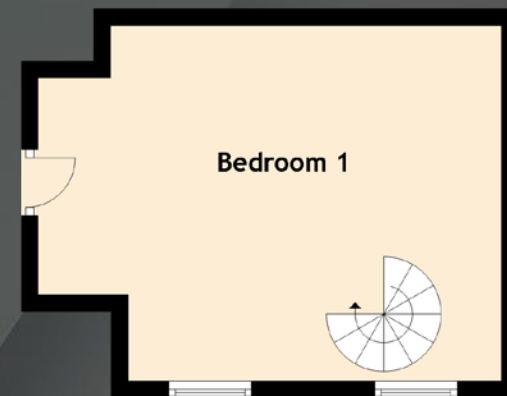
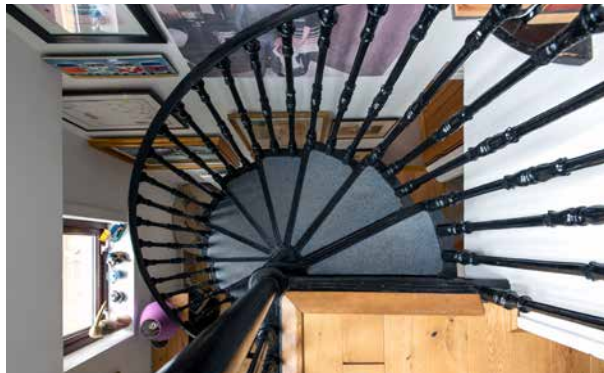
The recently fitted modern kitchen with multiple base and wall mounted units with contrasting worktops and superior integrated appliances are just one of the eye-catching features of this property. There is a spacious family bathroom with corner bath and separate shower cubical, with two double bedrooms completing the ground floor. A spiral stairway adds

a feeling of grandeur and leads to the upper floor and master bedroom, the bedroom is filled with natural light and has access through a patio door over a small bridge to your own private garden.

A stunning garden is bordered by a hedge and wall. The driveway is laid with decorative stone chip



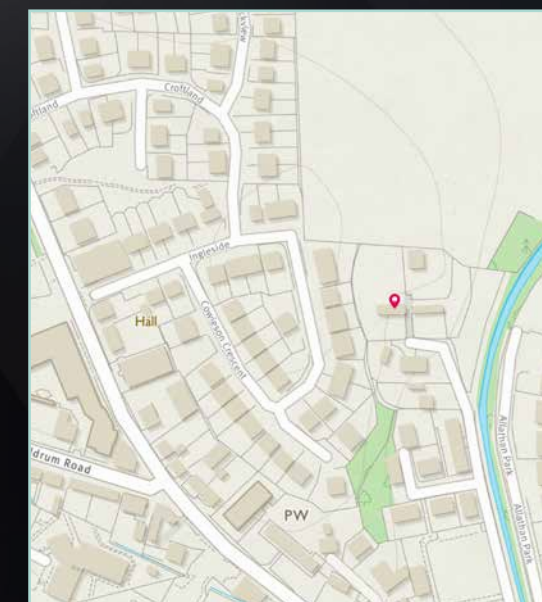
and intertwining paths take you to different heights. Borders containing mature shrubs, plants, trees and seasonal flowers providing colour throughout the year. Off-street parking is available for several vehicles and a large tandem style garage/workshop completes the garden.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	4.00m (13'1") x 2.90m (9'6")
Conservatory	5.40m (17'9") x 3.00m (9'10")
Bedroom 1	5.60m (18'4") x 4.30m (14'1")
Bedroom 2	3.20m (10'6") x 2.80m (9'2")
Bedroom 3	3.30m (10'10") x 2.80m (9'2")
Bathroom	3.00m (9'10") x 3.00m (9'10")

Gross internal floor area (m²): 119m²
EPC Rating: D





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