

26 Causewayend Place

ABERCHIRDER, AB54 7SL



Peaceful sought after country village in an elevated location with views.



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26 Causewayend Place is a superior detached bungalow located in a cul-de-sac location in the upper part of the popular picturesque, quaint and quiet village of Aberchrider. Offering spacious living accommodation over a single level, but has the potential to be extended into the attic if required and once all relevant planning was requested and granted.

The current owners during their tenure have continuously renovated, modernized and upgraded to a very high standard with a recently fitted modern kitchen being the latest big upgrade. Presented to the market with generous room sizes a fresh neutral colour scheme and further benefiting from full double glazing and oil fired central heating. This spacious property with its peaceful location would suit the retired or soon to be retired or a young family with room to grow, to fully appreciate all that is on offer this is a property that must be viewed.

THE LOUNGE



The property comprises a vestibule leading to the entrance hall. The spacious lounge has a large bay window which floods this room with natural light. A modern fireplace adds that touch of grandeur. French doors lead to the formal dining room and onto the kitchen.

THE DINING ROOM



THE KITCHEN



The recently installed modern and quality kitchen is fitted with multiple wall and base mounted units with contrasting worktops and some integrated appliances, open plan to either a family area or an informal dining area and sunroom. The kitchen allows access to the utility room and onto the rear garden.





There is a total of three double bedrooms, the master bedroom with an en-suite shower and two further double bedrooms. All three have fitted wardrobes/cupboards. A family bathroom with a shower over the bath completes the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

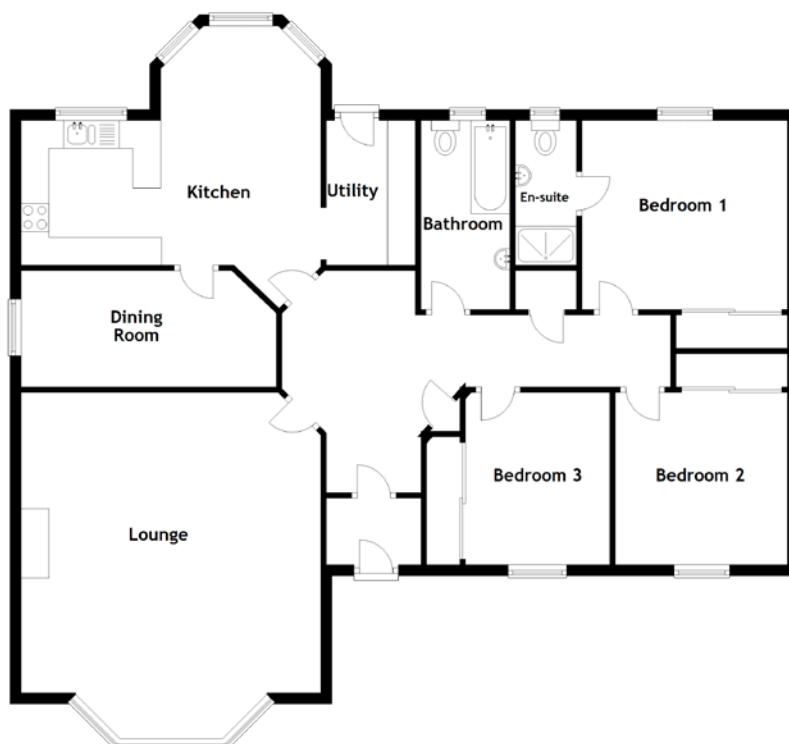


To the front of the property, a small perimeter wall allows access to the adjacent garage and driveway which is laid to decorative stone chip with parking for at least 3 motor vehicles, the front garden has been landscaped with large borders containing an abundance of shrubs, plants and seasonal flowers. The substantial rear garden wraps itself around the property and is laid mostly to lawn with borders containing a scattering of plants, shrubs seasonal flowers and mature trees, with its boundary fence on three sides it provides a safe and secure environment for children and pets alike. Multiple seating areas and a large patio area from the utility room are ideal for alfresco dining outdoor entertaining and enjoying the sun and countryside views.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

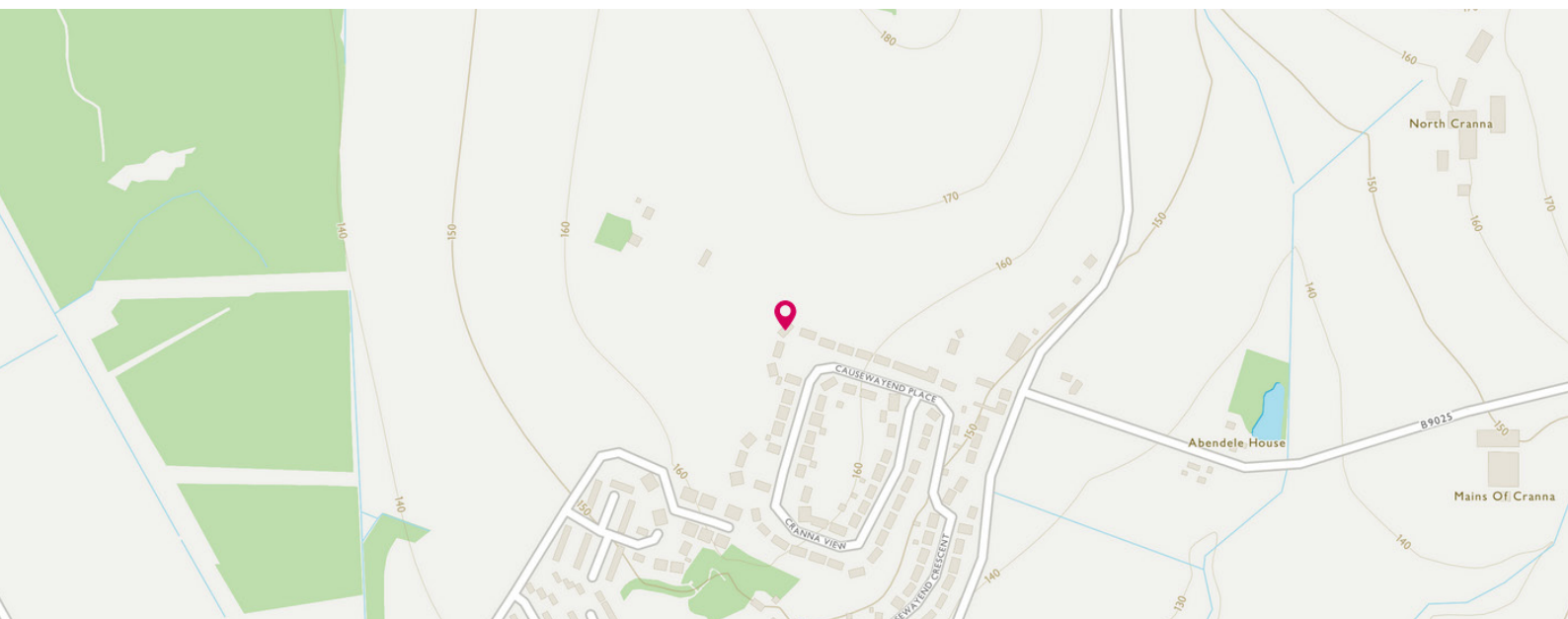
Lounge	5.40m (17'9") x 5.40m (17'9")
Dining Room	4.60m (15'1") x 2.10m (6'10")
Kitchen	5.40m (17'9") x 5.10m (16'9")
Utility	2.60m (8'6") x 1.60m (5'3")
Bedroom 1	3.70m (12'2") x 3.40m (11'2")
En-suite	2.60m (8'6") x 1.10m (3'7")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")

Bedroom 3	3.10m (10'2") x 2.60m (8'6")
Bathroom	3.40m (11'2") x 1.60m (5'3")

Gross internal floor area (m²): 133m²

EPC Rating: D

Extras (included in the sale): Included in the sale of this property will be all fitted carpets, floor coverings, curtains, blinds and light fittings unless otherwise stated.



THE LOCATION

Aberchirder is located on the A97 Huntly to Banff road, historically and locally known as “Foggie” or “Foggieloa” provides all the local amenities one would expect pre-school and primary schooling, local shop, post office, butcher, pub with restaurant, library and several churches.





Locally there is a fantastic array of sporting activities available, fishing for salmon and trout on the River Deveron, horse riding, and mountain bike trails. There is also a multitude of golf courses a short drive from the property.

The country town of Turriff is also conveniently located approximately 7 miles to the east and provides excellent secondary and higher education. It boasts numerous leisure facilities including a leisure centre and swimming pool. Within Turriff, local amenities are abundant including banking facilities, restaurants, cafés, pubs, hotels, local shops and a major supermarket. Easy access to the A97/A96 gives direct routing to Aberdeen, approximately 42 miles to the East with the city offering excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport.



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