



TRANQUIL IDYLIC COUNTRYSIDE VILLAGE
LOCATION WITH STUNNING GARDENS



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22 Bede Way Tarves is a superior three bedroom detached bungalow which the present and only owners have meticulously maintained. This fantastic dwelling has been upgraded when and where necessary with a Mitsubishi air source heating system being the latest upgrade. Presented to the market with generously sized rooms with a recent redecoration throughout in a crisp neutral tone and also further benefits from full double glazing.

With its stunning peaceful location, it undoubtedly will make a fantastic retirement or family home and would also suit the professional couple looking for a spacious ideally located property.





The spacious accommodation over a single level consists of a vestibule leading to the wide 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 and beyond to the rolling countryside. The utility room is accessed directly from the kitchen as well as from the rear garden and integrated garage. The master bedroom with en-suite shower room and his and her wardrobes adds that touch of class. There are two further double bedrooms both have fitted wardrobes, and a centrally located 3-piece bathroom completes the accommodation.



Dining Room







Bedroom 1







Bedroom 2

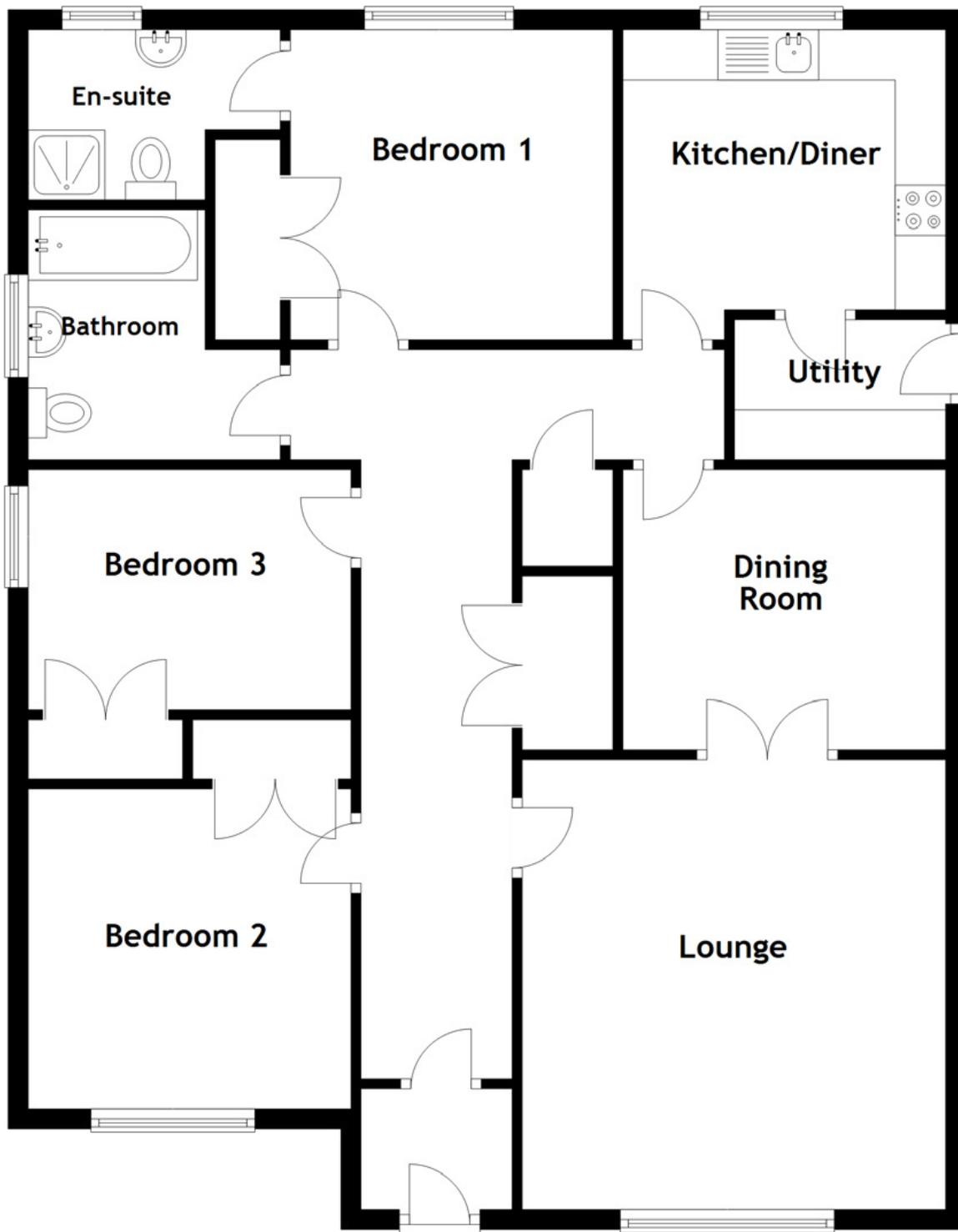




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'10")	Bedroom 2	3.20m (10'6") x 3.20m (10'6")
Dining Room	3.20m (10'6") x 2.80m (9'2")	Bedroom 3	3.20m (10'6") x 2.40m (7'10")
Kitchen	3.20m (10'6") x 2.80m (9'2")	Bathroom	2.50m (8'2") x 1.76m (5'9")
Utility	2.10m (6'11") x 1.40m (4'7")		
Bedroom 1	3.20m (10'6") x 3.10m (10'2")	Gross internal floor area (m ²): 102m ²	
En-suite	2.50m (8'3") x 1.70m (5'7")	EPC Rating: D	

The front garden is laid mostly to lawn with a border with charming floral borders. The extensive rear garden is fully fenced and enclosed with access via gates from both sides of the house. It is also laid to lawn with borders containing mature shrubs, plants, mature trees and seasonal flowers. A large patio area with multiple seating areas throughout the garden ensures that you make the best of the day enjoying the sun and views. Off-street parking is available for at least two vehicles immediately in front of the integrated garage which has power and light.

The property is serviced with mains water drains and electricity with an eco-friendly air source heating system.





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 and 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 a multitude of 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 approximately two miles away. Within the village, there is a range of amenities including local shops and restaurants. There is a good Pre and Primary School in the Village and ready access by School Bus to either Ellon or Oldmeldrum Secondary Schools.

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.

The Location

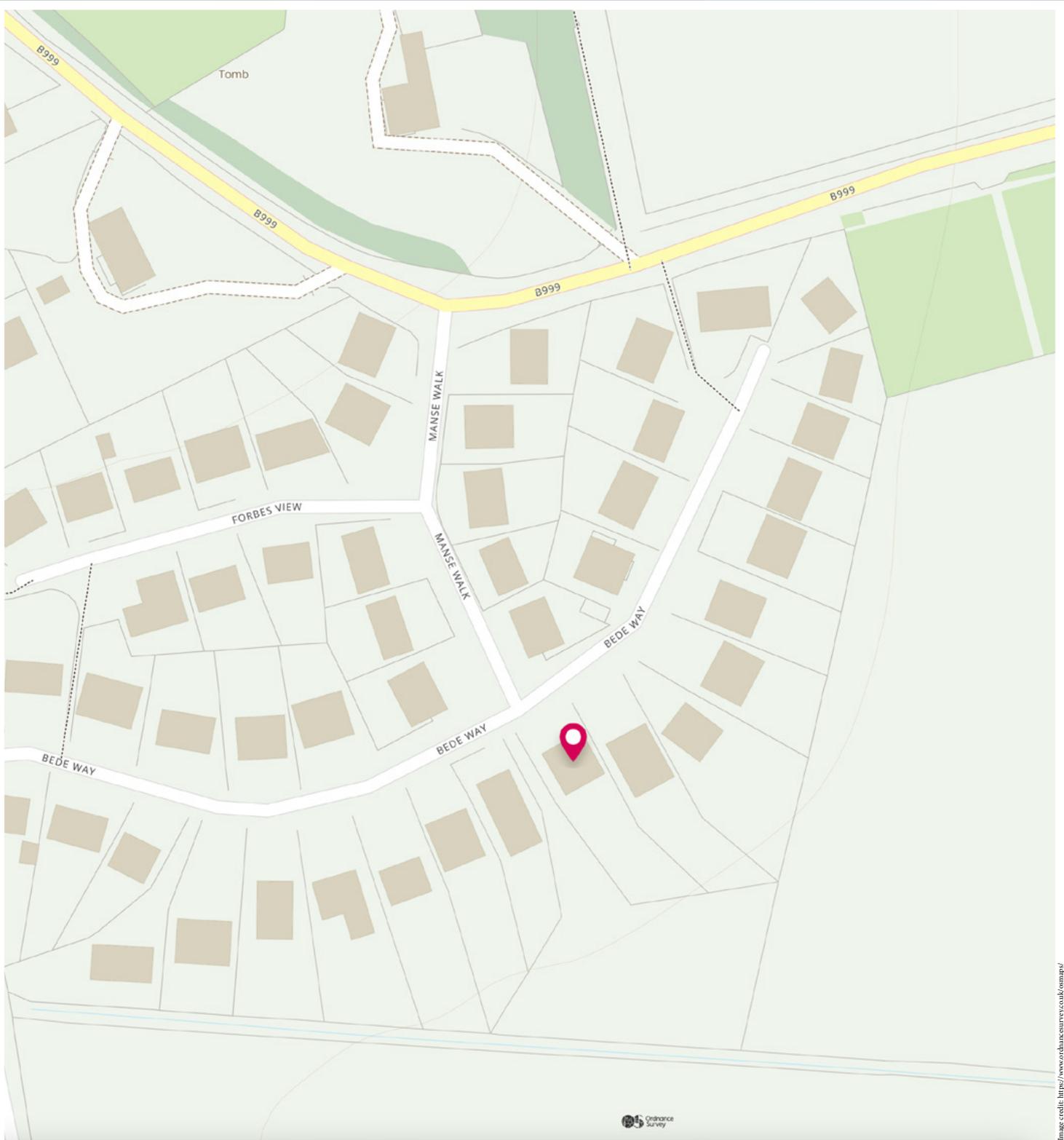


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