

# The Riggs

HATTON FARM ROAD, HATTON, ABERDEENSHIRE, AB42 0LL



*DETACHED THREE  
BEDROOM BUNGALOW*



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McEwan Fraser Legal are delighted to offer this fantastic 3-bedroom detached bungalow in the popular village of Hatton. The spacious living accommodation benefits from full double glazing, and gas central heating. Viewing is an absolute must and the only way to fully appreciate the location and all that this property has to offer. This property would undoubtedly suit the young family with room to grow, the recently retired or the perfect setting for those looking for a peaceful village lifestyle.

Access to the property is via a wheelchair-friendly ramp (removable if desired) to a spacious fully glazed sun lounge/reception room with Southern aspect and all day sunshine. This opens onto a large hall with generous storage. The main reception room runs the entire depth of the house, encompassing a sitting room and dining area, service hatch and traditional fireplace, and is flooded with light through dual-aspect windows.

The bespoke kitchen with wooden cupboard doors that have been hand crafted for the current owners includes multiple floor and wall-mounted units. There are contrasting worktops with a breakfast bar with fully integrated appliances and access to a decent-sized utility room which then leads to the rear garden.

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There is a centrally located family bathroom and three double bedrooms, two of which have fitted wardrobes, this completes the accommodation. There are also ample storage cupboards throughout the property.



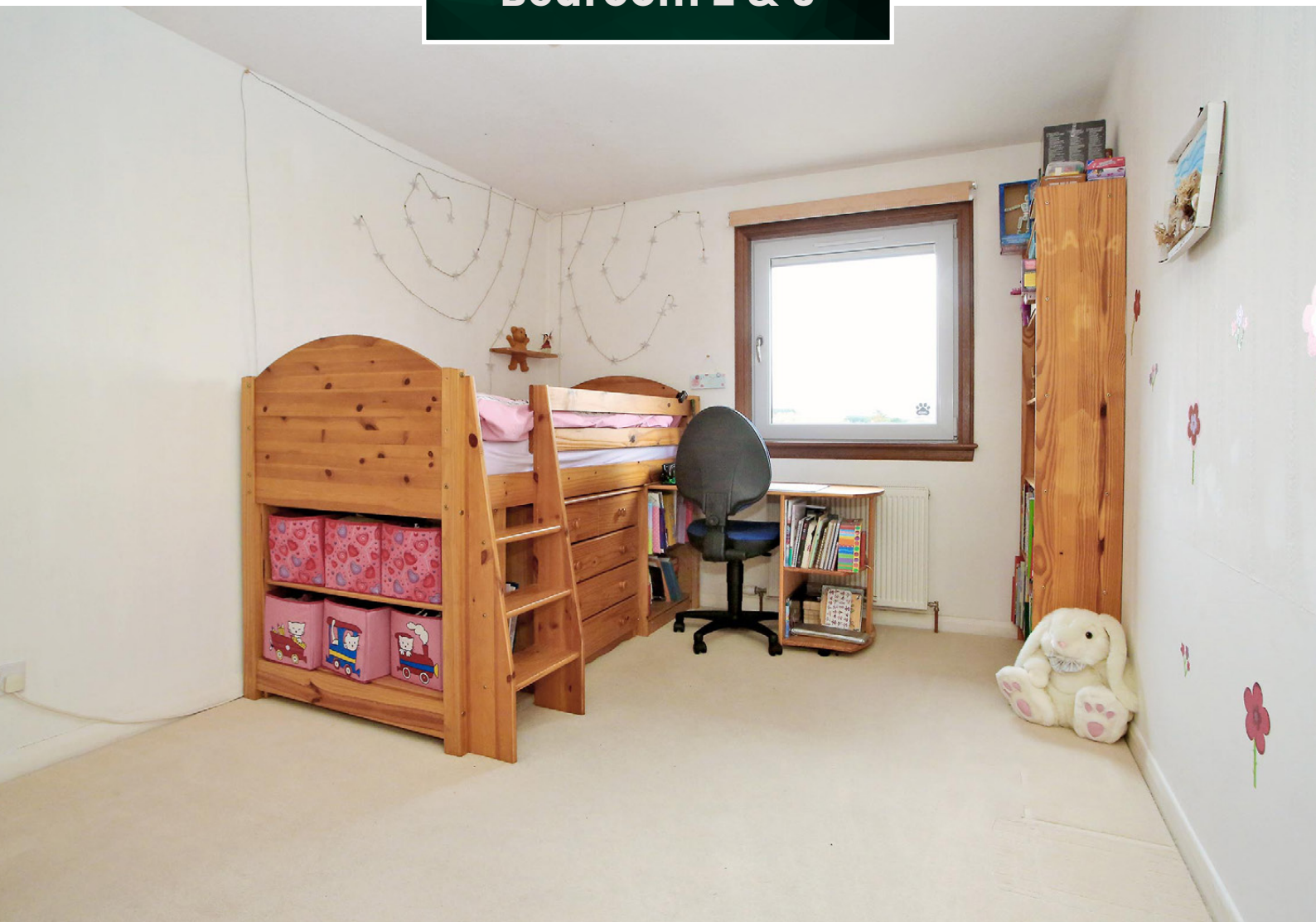


**Bedroom 1**





**Bedroom 2 & 3**









Gross internal floor area (m<sup>2</sup>): 128m<sup>2</sup>

EPC Rating: D

The property is set back from the road and is bordered by a perimeter wall with gated off-street parking for multiple vehicles. The gardens that surround the property are laid mostly to lawn, landscaped with an abundance of mature shrubs and plants and seasonal flowers which are awash with colour throughout the year. The gate and walled garden ensure a safe environment for children and pets alike and is perfect for entertaining, enjoying the sun and some alfresco dining.

A large stone build tandem-style garage has power and light with ample room for two reasonable-sized cars. Various shelving units in the garage will remain. The property has mains electricity, main drains and water with gas central heating.





## CRUDEN BAY GOLF COURSE

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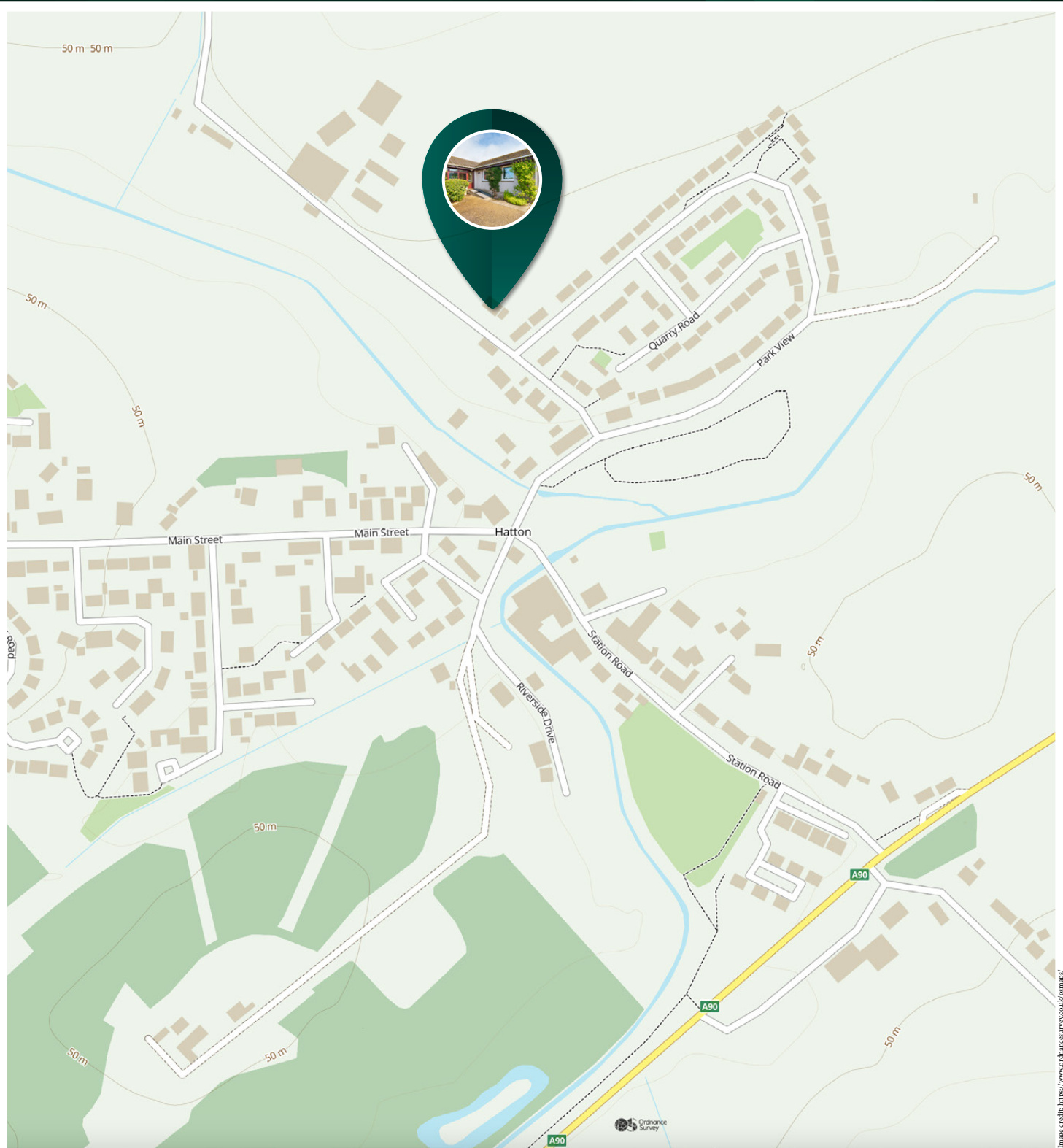
The Riggs, Hatton Farm Road is located in the upper part of the very popular village of Hatton, close to all local amenities including a GP practice, highly regarded primary school, local shop, bakery, hairdresser, playgroup/nursery and a variety of leisure, social activities and sports for all ages in the village hall.

The house sits on a quiet road on the edge of the village, which itself lies on the A90 approximately 8 miles equidistant from the towns of Ellon, Mintlaw and Peterhead which are easily commutable, with regular local transport. They provide a wider range of facilities, specialist shops including major supermarkets, Post Offices, pharmacies and fantastic eateries with numerous pubs and hotels to enjoy.

Less than 3 miles east is the rugged and beautiful sandy coastline of Cruden Bay. Also located close by is Aden Country Park, a fantastic location with numerous opportunities for children, dog walking, cycling, etc. The world famous Trump International Golf Links is also a short drive from the property.

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## The Location



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