







5 Meikle Tarty Cottages

ELLON, ABERDEENSHIRE, AB41 8LQ

01224 472 441





ELLON

ABERDEENSHIRE, AB41 8LQ

Meikle Tarty Cottage is set in a popular country location with a lovely country outlook to the front elevation, the property has good access to the A90 which provides a quick and direct route to Aberdeen. The popular village of Ellon is approximately 4.5 miles drive and is easily commutable for work.

Ellon provides all local amenities expected of a small sized town including a well supported weekly farm market at Neil Ross Square which offers top quality local food and produce from the surrounding area. Other facilities in Ellon include an NHS health centre, small shops, Post Office and a supermarket. Several banking options, restaurants, cafés, pubs, local shops and major super markets

The location provides a choice of country walks which has an abundance of wildlife, the area is well known for its country pursuits including fishing, pony trekking and cycling.

A lovely country location ideally situated for easy access to the nearby villages and towns.

5 MEIKLE TARTY COTTAGES

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A nice country property that would suit a retired or professional couple offering quiet living in a rural location, additionally the cottage has the potential to be a holiday cottage. The property consists of the main entrance hall, lounge with a feature fire surround and open fire, kitchen with a good range of wall and base units with space for utilities, two double bedrooms one of which has a triple mirrored wardrobe. The family bathroom which has an electric shower over the bath and complementary tiling completes the accommodation.

The property has benefited from some recent upgrades and requires some final finishing and personal touches to make this property a lovely country home.

Outside the property has a secure fenced front and side garden with pathways and large paved areas which is ideal for outside entertaining, there are grassed areas to the front and a feature stone wall which divides the garden levels. The property benefits from an attached side storage building which houses the boiler and provides outside storage.

Viewings are by appointment only.





SPECIFICATIONS



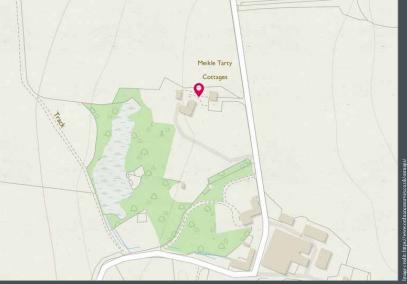
Approximate Dimensions (Taken from the widest point)

Lounge 4.10m (13'5") x 3.80m (12'6") Kitchen 3.80m (12'6") x 2.50m (8'2") Bedroom 1 3.80m (12'6") x 3.60m (11'10") Bedroom 2 3.30m (10'10") x 2.80m (9'2") Bathroom 2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m²): 63m² | EPC Rating: E

Extras (Included in the sale): All fixed floor covering are included in the sale, the property benefits from double glazing and oil fired central heating.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.











Solicitors & Estate Agents

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ANDREW REID Surveyor



Professional photography SCOTT MARSHALL Photographer



Layout graphics and design ALLY CLARK Designer