




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

2 Rowan Grove

ELLON, AB41 6PL



Ellon

AB41 6PL

2 Rowan Grove, Pettymuick, forms part of a small country Hamlet of three property's in a cul-de-sac location on the edge of the quaint and quiet village of Udney Station. Affording the opportunity to reside in a pleasant tranquil rural setting from which one can enjoy many benefits of the country life yet have easy accessibility to all areas of Aberdeen and surrounding area now that the new AWPR (Aberdeen Western Peripheral Route) is open. The location is particularly convenient for Dyce International and National Airport, the oil-related offices and industries at Dyce, Bridge of Don, Westhill and Kingswells with easy accessibility to Aberdeen city itself.

The area is also well served by good public transport facilities. There is a doctors' surgery in the village. Primary school children could attend Cultercullen Primary School which is situated approximately two miles away. There are excellent secondary schools at Oldmeldrum and the recently opened Ellon Academy Community Campus. In addition, a wide range of sporting and recreational attractions are available locally including various golf courses with the world-famous Trump Course being close by, hill and forest walks and also the opportunity to enjoy the facilities at nearby Haddo House, Forvie Nature Reserve at Newburgh and nearby Balmedie Beach. A fantastic opportunity to reside in tranquil country surroundings, away from the pressures of the city.





2 Rowan Grove

ELLON, AB41 6PL

2 Rowan Grove, Pettymuick, is a fantastic three-bedroom detached bungalow that has been upgraded and maintained regardless of cost by the current owners, with the spacious accommodation providing modern-day living over a single level.

The property boasts many appealing features: fantastic fresh neutral décor, stylish fittings and furnishings, and further benefiting from oil fired central heating and full double glazing. Located in a fantastic country setting which will suit the young family with room to grow or a privately located bungalow for the retired couple. Early viewing is highly recommended to fully appreciate the location and the standard of accommodation on offer.

The property consists of a vestibule to the spacious hall leading to all other accommodation. The lounge with large picture window and working fire leads to formal dining room which in turn leads back to the hall and gives access to the front garden and patio area. The dining kitchen has multiple wall and base mounted units with contrasting worktops. The utility room has access to the rear garden. A recently modern family bathroom includes shower over the bath. There is a master bedroom with en-suite shower room and large fitted wardrobes, and two further double bedrooms completing the accommodation.

The driveway to the front of the property allows parking in front of the stone-built garage with power, light and electric up and over door. The front and side garden is laid to lawn with borders containing a variety of colourful plants, shrubs and mature trees. The rear garden is laid to decorative stone paving and stone chip with boundaries that have mature trees providing a private and secure garden. A mixture of shrubs and borders containing plants with seasonal potted flowers add a fantastic splash of colour. A large patio area with gazebo is perfect for al-fresco dining, entertaining and enjoying the afternoon sun. The private rear garden is fenced and fully enclosed making it a safe environment for those with children or pets.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

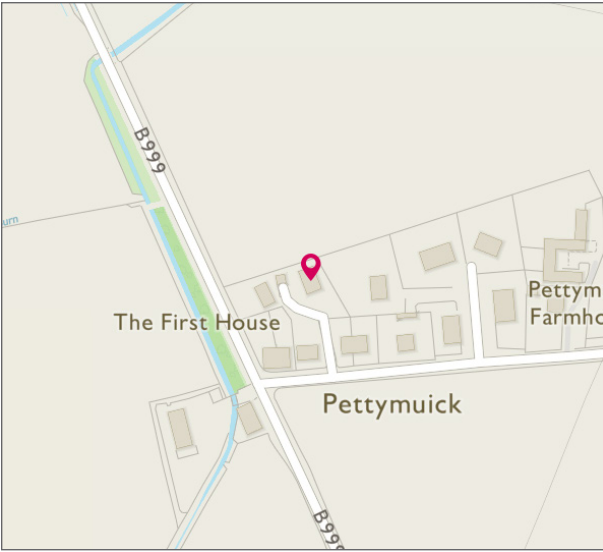


Approximate Dimensions (Taken from the widest point)

| | |
|-------------|--------------------------------|
| Lounge | 5.90m (19'4") x 3.90m (12'10") |
| Dining Room | 3.90m (12'10") x 2.90m (9'6") |
| Kitchen | 3.90m (12'10") x 3.20m (10'6") |
| Utility | 2.10m (6'11") x 1.60m (5'3") |
| Pantry | 1.85m (6'1") x 1.50m (4'11") |
| Bedroom 1 | 5.90m (19'4") x 3.20m (10'6") |
| En-suite | 2.20m (7'3") x 1.20m (3'11") |
| Bedroom 2 | 3.20m (10'6") x 3.20m (10'6") |
| Bedroom 3 | 3.20m (10'6") x 3.00m (9'10") |
| Bathroom | 3.20m (10'6") x 1.90m (6'3") |

Gross internal floor area (m²): 137m² | EPC Rating: E

Services: Mains water and electricity, drainage is to a septic tank and oil fired central heating.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer