

38 Kirkton of Auchterless

AUCHTERLESS, TURRIFF, ABERDEENSHIRE, AB53 8BG



IMMACULATE DETACHED FOUR-BEDROOM BUNGALOW



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to offer a fantastic opportunity to acquire this impressive detached four-bedroom bungalow, located in the tranquil village of Auchterless. 38 Kirkton of Auchterless has been architecturally designed and built to the highest of specifications and is part of a small development of three bungalows built by the renowned Muirden Developments and provides modern-day family living over a single level.

The property boasts many appealing features: fantastic decor, superior stylish fittings, furnishings, and floor coverings including a superior modern kitchen open plan to the family and dining area with multiple wall and base mounted units with contrasting worktops, further benefiting from, oil fired central heating and full double glazing. A fantastic country village location, which will suit the young family, the professional or retired couple. Early viewing is highly recommended to fully appreciate the standard of accommodation on offer, the location, and the views you will not be disappointed.

The property comprises a vestibule leading to the spacious hall and to all other accommodation a spacious lounge with a large picture window that is flooded with natural light with uninterrupted country views, a modern kitchen which is open plan to the family/dining area with French doors leading to the rear garden and patio area. The utility room off the kitchen allows access to the rear garden.











There is a master bedroom with an en-suite shower room and fitted wardrobes and there are a further three double bedrooms with fitted wardrobes, with an immaculate four-piece family bathroom with a separate shower cubical completing the spacious accommodation.





Bedroom 2





Bedroom 3





Bedroom 4







Gross internal floor area (m²): 169m²

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings are included in the sale unless otherwise stated.



To the front of the property, an extensive drive is laid to decorative stone chip and allows parking for multiple vehicles on the drive and in front of the recently constructed garage and carport; the front garden is laid mostly to lawn with a boundary fence and borders containing a variety of young plants and shrubs. The rear garden is laid to lawn with a perimeter fence fully enclosed making it a safe environment for



those with children or pets. Sporadic planting of young shrubs and plants with a patio area from the dining/family room is perfect for al-fresco dining, entertaining, and enjoying the afternoon sun.

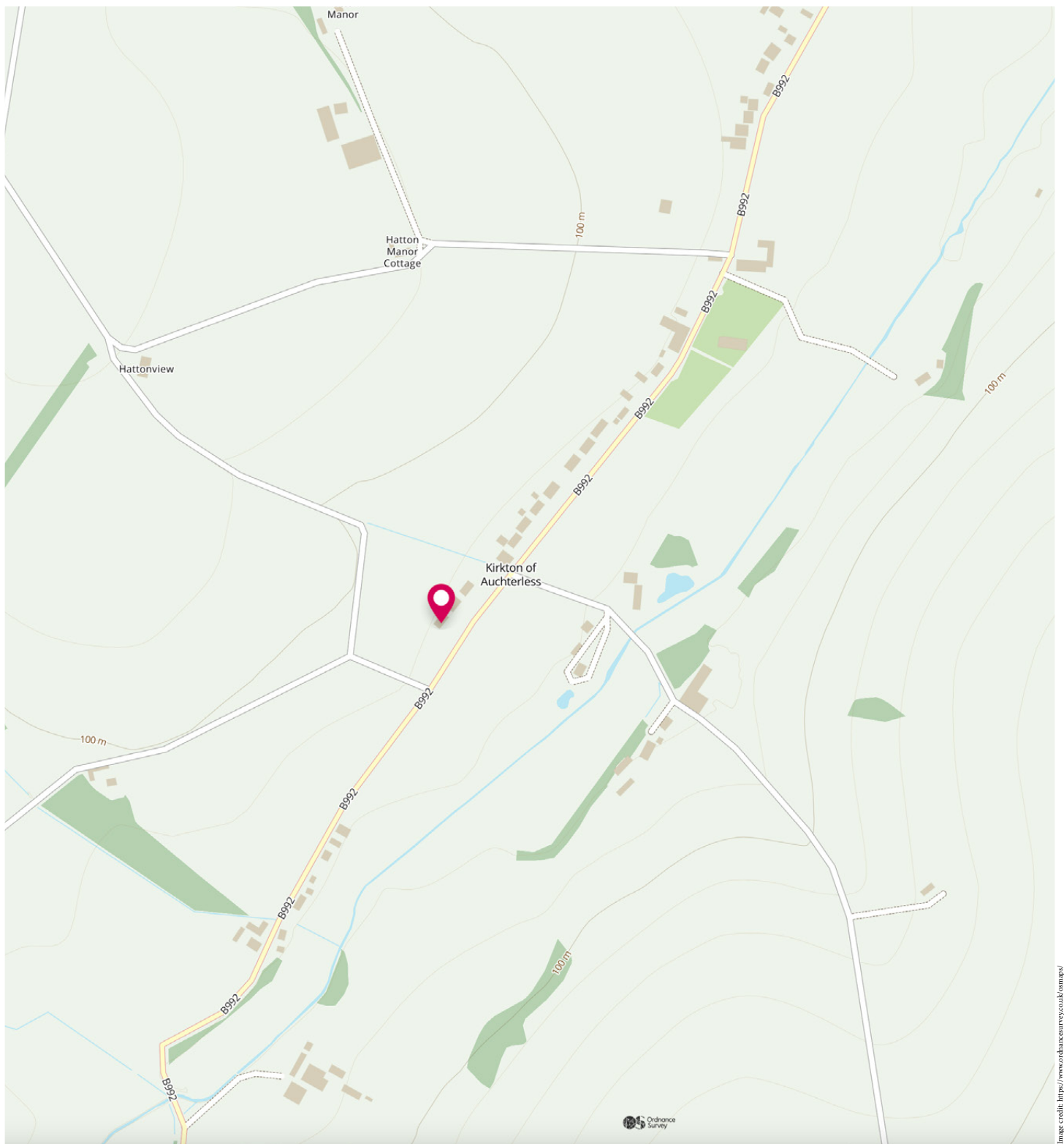
The recently constructed large wooden garage and carport are of Scandinavian design with large double doors, power, and light.



The village of Auchterless has a strong sense of community spirit with a highly regarded primary school with further education locally at the market town of Turriff approximately seven miles to the west and lies in the heart of rural Aberdeenshire, south of Banff and Macduff, and at the point where the Burn of Turriff flows into the River Deveron.

Turriff is a popular town, well known for its welcoming community. It has primary and secondary schooling, a good range of shops, and other facilities which include a swimming pool, bowling stadium, library, community, sports centre, and golf course with fishing on the River Deveron and River Ythan both are renowned for their salmon and trout. A regular local bus service operates from the village to the surrounding towns, with a comprehensive East Coast bus service operating out of Turriff.

Aberdeen City is within easy commuting distance, approximately thirty miles away. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. Aberdeen is renowned for its fantastic Universities, colleges, and higher education. There are also some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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