



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Ridgewood**

METHLICK, ELLON, ABERDEEN, AB41 7EB

# Ridgewood, Methlick



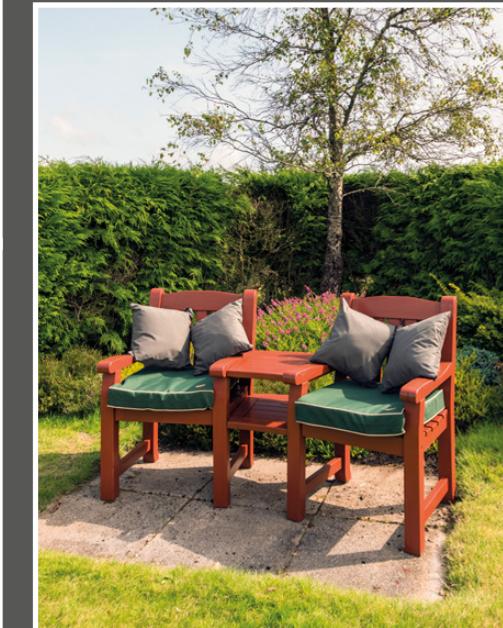
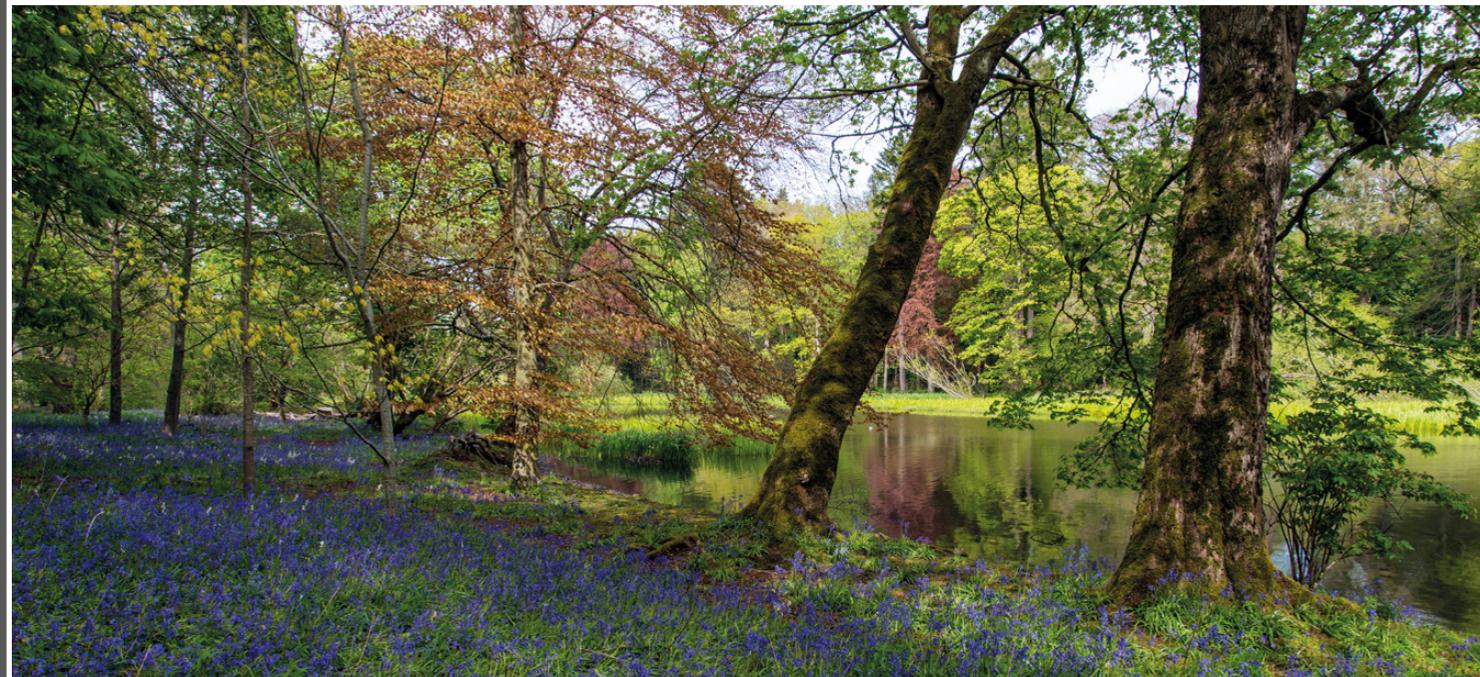
A five bedroom dwelling in the tranquil countryside, with immaculately well-presented landscape gardens.



Ridgewood is set back from the B9005 and situated approximately one mile from the village of Methlick, a small village with a strong community spirit, and located approximately nine miles west of Ellon and is within easy commuting distance of Aberdeen especially once the new arterial route is completed. Within Methlick you have a few local shops, a hotel and a reputable primary school with secondary education at Ellon/Meldrum Academy a fantastic new school completed in 2015. The town of Ellon is by-passed by the A90 road which offers convenient and direct routing to Aberdeen in the South and Peterhead in the North. All the normal facilities one would expect

from a small town are readily available, NHS health centre, small shops, post office, several banking options, restaurants, cafés, pubs and major supermarkets, together with numerous churches in and around the town centre of Ellon.

Aberdeen City Centre is approximately twenty-two miles to the South of the property and is easily commutable the area is well served by regular local transport. The city offers excellent Bus and Rail service with National and International flights provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen.





"..The welcoming bright spacious L-Shaped hallway leads to all of the accommodation, with the reception lounge featuring a large picture window and attractive feature cast-iron wood burning stove which also heats six radiators..."



Ridgewood is a fantastically located dwelling set in a tranquil rural location occupying approximately 0.75 of an acre with immaculately landscaped gardens and fantastic country views. This is quite simply a stunning one off property that has been built to the highest specifications with the assistance of a renowned local architect and provides superb, modern, open plan family living. The property boasts generous sized accommodation throughout with many appealing features such as a fantastic neutral decor, superior stylish fittings, and furnishings including the use of quality materials throughout. The property also benefits from oil fired central heating, and full double glazing. With its rural location and close proximity to the towns of Methlick and Ellon and very commutable to the city of Aberdeen this property will appeal to those seeking a distinctive, modern family home and must be viewed.

access to the lounge with patio doors leading to the paved seating area and the rear garden. From the hallway a door leads to the utility room. The master bedroom features an en-suite shower room and large fitted wardrobes. Three further double bedrooms all with built-in wardrobes. One of the rooms also features a fully-tiled built-in shower cubicle. The family bathroom is a three-piece suite with shower over the bath. There is a solid wood staircase which leads to the upper hall to a large double bedroom with walk in wardrobes and a large public room with stunning views could be utilized as a second lounge, hobby/craft room or a sixth bedroom.

A sweeping private road leads from the B9005 for a short distance to the gated tarred driveway allowing parking for numerous vehicles. Located within extensive landscaped gardens extending to 0.75 acres with stunning views the gardens are awash with colour and are mostly laid to lawn with an abundance of mature trees, shrubs, plants and seasonal flowers. Decorative paved walkways lead you around the garden to several seating areas with a large patio area ideal for entertaining, enjoying the sun and al-fresco dining. The garden is gated and fenced on all sides providing a secure environment for children and pets alike. A large adjacent double garage features both power and light.



**Approximate Dimensions  
(Taken from the widest point)**

Lounge	6.30m (20'8") x 4.70m (15'5")
Kitchen/Dining Room	6.30m (20'8") x 6.10m (20')
Bedroom 1	5.50m (18'1") x 4.70m (15'5")
Bedroom 2	4.70m (15'5") x 3.30m (10'10")
Bedroom 3	4.20m (13'9") x 3.20m (10'6")
En-suite	3.20m (10'6") x 1.20m (3'11")
Bedroom 4	3.60m (11'10") x 3.20m (10'6")
Bedroom 5	3.30m (10'10") x 3.20m (10'6")
Bedroom 6	3.30m (10'10") x 3.30m (10'10")
Bathroom	3.30m (10'10") x 2.10m (6'11")
Garage	8.10m (26'7") x 5.60m (18'4")

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

230m<sup>2</sup>

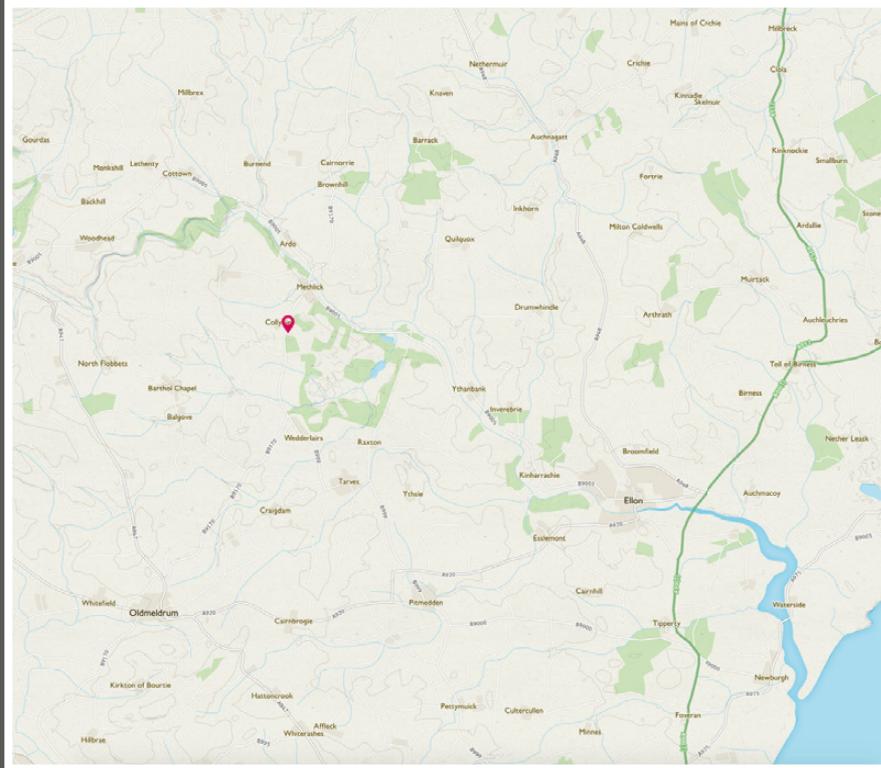
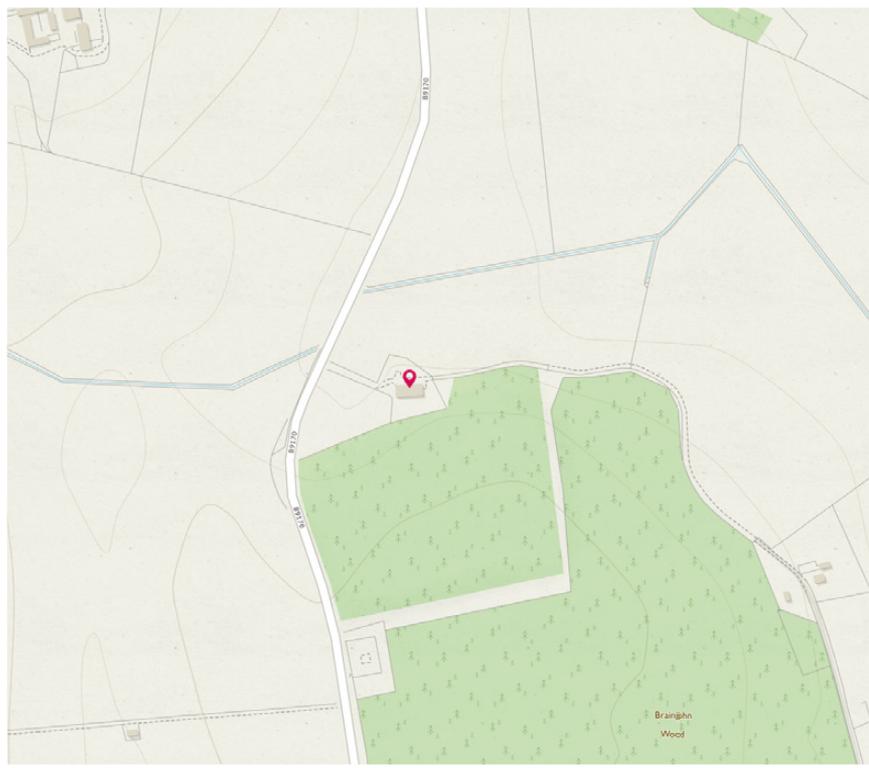
**EPC Rating:**

D

**Extras (Included in the sale):** All fitted floor coverings, integrated kitchen appliances and light fittings are included in the sale, garden equipment such as the ride on mower is by separate negotiation.

**Services:** Mains Water supply, Drainage to a septic tank, Oil fired central heating, with secondary heating from multi fuel stove in the lounge. Burglar alarm fitted.





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