




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

1 Bothwell Terrace

PITMEDDEN, ABERDEENSHIRE, AB41 7PT



THE LOCATION

Pitmedden is bounded by the A920 on two sides and lies halfway between the larger towns of Oldmeldrum and Ellon and approximately 15 miles north of Aberdeen. Easy access to the A90 gives direct routing to Aberdeen, especially now with the completion and recently opened AWPR (Aberdeen Western Peripheral Route) which offers convenient commuting to Aberdeen in the South and the fishing ports of Fraserburgh, and Peterhead in the North.

The village is renowned for the Pitmedden Gardens which are brilliant in design and meticulously maintained giving the garden its unique charm. With almost 6 miles of clipped box hedging, the parterres at the heart of the garden are a masterpiece of intricate patterns and sparkling colours. The Great Garden dates back to 1675 when it was originally laid out by Sir Alexander Seton. An orchard planted in 2014 is packed with more than 200 fruit trees. Pitmedden is a thriving country village with a close-knit community, within the village, there is a range of amenities including local shops, restaurants, primary school, with secondary & higher education available at either Ellon or Oldmeldrum Academy. Locally there are recreational and leisure facilities with a host of activities for the immediate community, with Ellon and Oldmeldrum offering a more extensive range of shopping and leisure facilities.



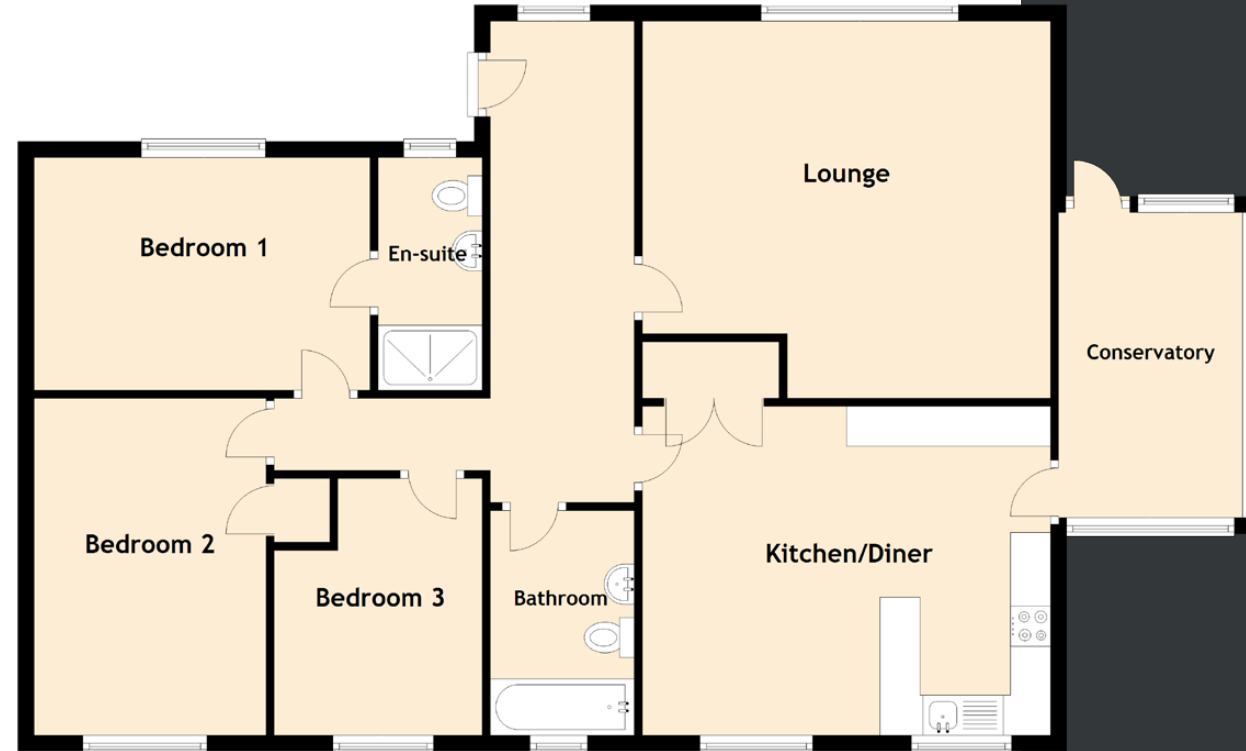
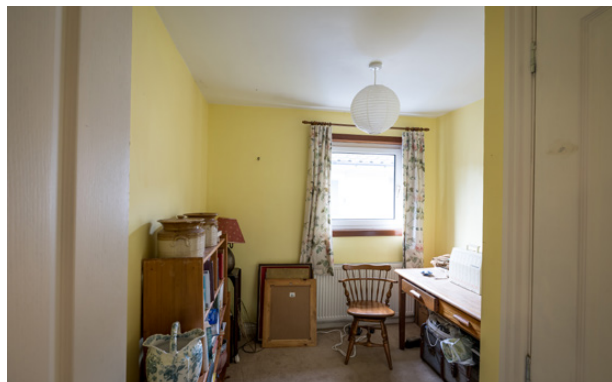
THE PROPERTY

Bothwell Terrace is located in a quiet residential area and a short distance to the village centre and local amenities. This detached three-bedroom bungalow has been maintained regardless of cost by the current owner, with the spacious accommodation providing modern-day family living over a single level.

The property boasts many appealing features: fantastic fresh neutral décor and further benefiting from oil fired central heating and full double glazing. A fantastic ideally located property which will suit the young family or a conveniently 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, lounge with large picture window, dining kitchen with multiple wall and base mounted units with contrasting worktops with access to the conservatory, and rear courtyard. The master bedroom with en-suite shower room, a further double bedroom and a smaller bedroom, a centrally located family bathroom completes with shower over the bath completes the accommodation.





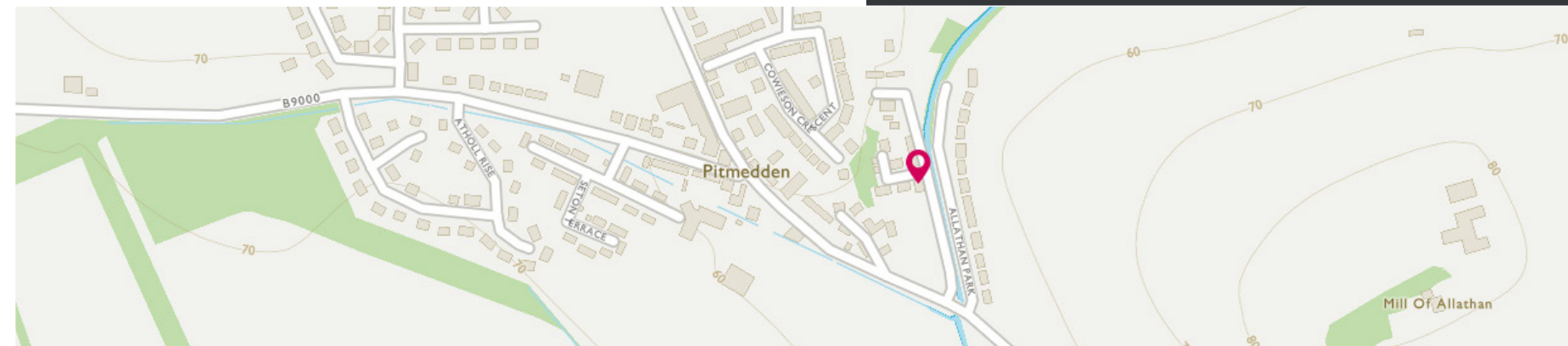
THE DETAILS

Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 5.30m (17'5") x 4.70m (15'5") |
| Kitchen/Diner | 5.10m (16'9") x 4.10m (13'5") |
| Conservatory | 3.60m (11'10") x 2.30m (7'7") |
| Bedroom 1 | 4.20m (13'9") x 2.90m (9'6") |
| Bedroom 2 | 4.20m (13'9") x 2.90m (9'6") |
| Bedroom 3 | 3.20m (10'6") x 2.60m (8'6") |
| Bathroom | 2.80m (9'2") x 1.80m (5'11") |
| En-suite | 2.90m (9'6") x 1.30m (4'3") |

Gross internal floor area (m²): 115m²

EPC Rating: E





The private rear garden is accessed from the side of the property or the conservatory it is fully enclosed laid to decorative stone paving for ease of maintenance with sporadic planting of potted plants and flowers, fenced and fully enclosed making it a safe environment for those with children or pets. The property also benefits for a garden shed for additional storage and a secure garage which is less than 50 meters from the property.



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

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Text and description
PETER REID
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer