





LONDUBH

15 HATTON FARM ROAD, HATTON

Hatton is an attractive village in the heart of rural Aberdeenshire, situated approximately halfway between Ellon and Peterhead. Less than three miles to the east is the rugged and beautiful sandy coastline of Cruden Bay. The recently opened Aberdeen

Western Peripheral Route (AWPR) dual carriageway from Ellon to Aberdeen and Dyce Airport has greatly reduced travelling time, especially to the city, approximately 22 miles to the south.

Both Aberdeen and Peterhead are

easily commutable with regular local transport. The property is located in the upper part of this very popular village and close to all local amenities including a highly regarded primary school, local shop, bakery, hairdresser, surgery and the Hatton Mill Inn.



McEwan Fraser Legal are delighted to offer for sale this fantastic 3 bedrooms detached dwelling located in the popular village of Hatton. Architecturally designed and built to the highest of specifications, the current and only owner has continually upgraded to allow for modern-day family living.

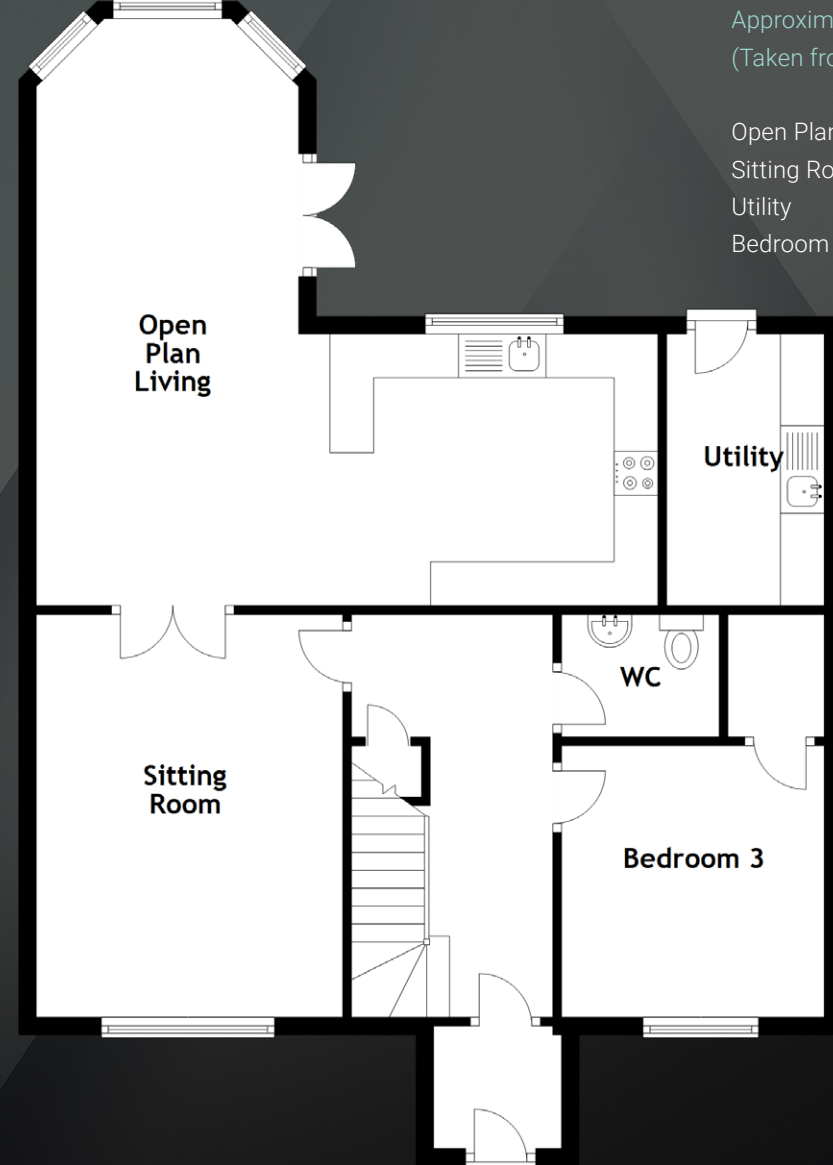
The living accommodation is set

over two levels and benefits from full double glazing, gas central heating and immaculate fresh decor throughout. Viewing is an absolute must and the only way to fully appreciate the location and all that this property has to offer. The property would undoubtedly suit the young family with room to grow, the recently retired or the perfect setting for those looking for a peaceful village

lifestyle. Access from the vestibule to the welcoming hallway leads to all accommodation. The reception room with large picture window is full of natural light. The bright modern dining kitchen which is open plan to the dining area and the sunroom, includes multiple floor and wall mounted units, contrasting

worktops and quality integrated appliances. Patio doors from the sunroom give access to the rear garden as does the utility room. A guest bedroom with fitted wardrobe and cloakroom with WC completes the ground floor accommodation. A carpeted staircase with a wooden balustrade leads to the upper floor consisting of the master bedroom

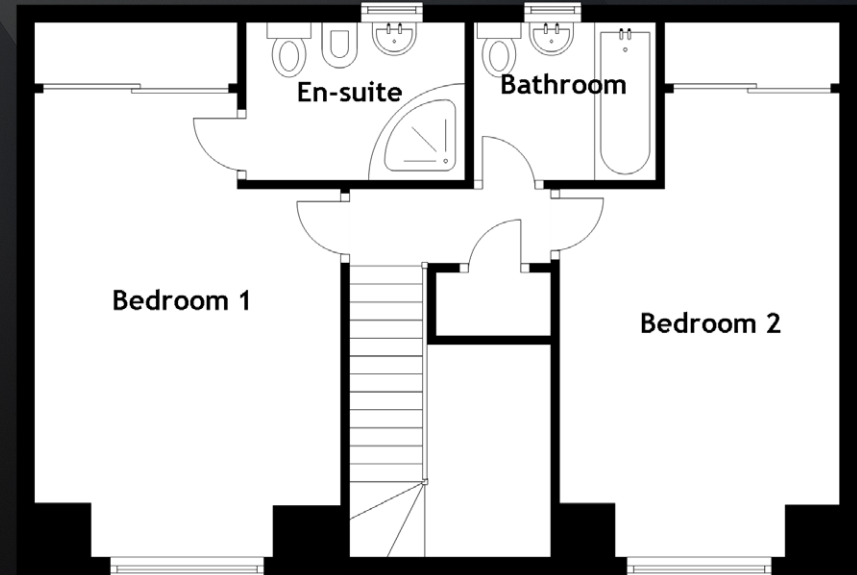
fitted with full length mirrored wardrobes and a four piece en-suite shower room. A further double bedroom with fitted wardrobes and a centrally located family bathroom completes the accommodation. There are also ample storage cupboards throughout the property.



Approximate Dimensions
(Taken from the widest point)

Open Plan Living 7.10m (23'4") x 6.70m (22')
Sitting Room 4.60m (15'1") x 3.50m (11'6")
Utility 3.10m (10'2") x 1.70m (5'7")
Bedroom 3 3.10m (10'2") x 3.00m (9'10")

Bedroom 1 5.30m (17'5") x 3.50m (11'6")
En-suite 2.50m (8'2") x 1.70m (5'7")
Bathroom 2.10m (6'11") x 1.80m (5'11")
Bedroom 2 5.40m (17'9") x 3.20m (10'6")
Gross internal floor area (m²): 138m²
EPC Rating: C





A large detached garage with power and light offers driveway parking for at least three vehicles. The front garden, bordered by a low perimeter wall is laid to lawn with borders containing various mature shrubs, plants and seasonal flowers. The extensive garden to the rear, laid to lawn, is enclosed by various hedging and fencing and is well screened, making it particularly appealing for families with children and pets. The garden is landscaped with an abundance of mature shrubs and plants which are awash with colour throughout the year. It also incorporates an extensive patio area accessed from the sunroom and utility room and is perfect for entertaining and enjoying the sun and some alfresco dining.

The property is serviced with mains electricity, mains drains and water with gas central heating. Also included in the sale are all fitted floor coverings, blinds, light fittings and curtain rails. There is also a Sky dish.

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
 Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
 Designer