

4 SOUTH MAINS COTTAGE,
PITMEDDEN AB41 7PB

OFFERS OVER £163,000

peterkins













4 South Mains Cottages
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- 3 bedroomed semi-detached bungalow
- Quiet village location
- Open countryside view to the front
- Driveway
- Garden grounds with sheds
- Oil central heating
- Full double glazing
- Well-proportioned living and bedroom accommodation
- In need of some renovation and modernizing
- Good commuter base

Viewing by appointment only please contact Peterkins on (01467) 672800

EPC: E
Council Tax Band: D

Description: We are pleased to offer for sale 4 South Mains Cottages, a 3 bedroomed semi-detached bungalow set just on the outskirts of the popular Village of Pitmedden with a lovely open countryside view. While the property does require some renovation and modernizing throughout, it has lots of potential and would make an ideal family home. The accommodation is well proportioned throughout and comprises of a kitchen, lounge, 3 bedrooms and a bathroom. Benefitting from oil central heating, double glazing and a good amount of built in storage space throughout. Outside, there is a driveway providing off street parking and garden grounds to the side and rear. Early viewing is recommend to appreciate the location and accommodation this property has to offer.

Location: Pitmedden is a popular and expanding village situated approximately 5 miles from Ellon and within easy commuting distance of Aberdeen, the Airport and industrial estates at both Dyce and Bridge of Don. There is a health centre in the village, a few local shops, a take-away, nursery and primary school with secondary education available at Meldrum Academy.

Directions: On entering the village of Pitmedden from the B9000 turn left and continue along the main road passing the school and playing fields on your left and just before heading out of the village, you will find South Mains Cottages on your left. Turn up here and the property is the last one in the row.

Kitchen: 12'7'' x 8'10'' (3.83m x 2.69m) Part glazed door opens in to the kitchen which is fitted with a range of base and wall units with coordinating worktops. Slot in cooker and space plumbed for washing machine. Stainless steek sink with drainer. Windows to the front with roller blinds show the open country view. Ceiling light; smoke alarm and access loft hatch.

Lounge: 13'10'' x 13'5'' (4.21m x 4.08m) Bright and spacious Lounge with a center feature open fireplace that has a tiled surround and alcove arches with fitted shelving and low level cupboards to either side. The room provides ample space for a range of freestanding furniture and a window overlooks the rear garden. Ceiling light; smoke and carbon monoxide alarm and carpet. Door to hallway.

Hallway: From the lounge, this hallway leads to the bedrooms and family bathroom. Part glazed door opens out to the rear garden. A deep built in storage cupboard houses the consumer unit and is fitted with shelving; coat hooks and a ceiling light. Ceiling lights; smoke alarm and carpet.

Bedroom: 13'1'' x 11'9'' (3.98m x 3.58m) A generous sized bedroom set at the rear of the property, with space for a double, king or queen size bed along with a range of freestanding furniture. Built in wardrobe with fitted hanging rail and shelf. Window; ceiling light and carpet.





Bedroom: 12’2’’ x 8’ (3.70m x 2.43m) A second good sized bedroom with built in wardrobe with hanging rail and shelving. Wall of fitted shelving; window; ceiling light and carpet.

Bedroom: 12’4’’ x 10’2’’ (3.75m x 3.09m) This bedroom also benefits from a built in wardrobe and provides ample space for a double bed along with freestanding furniture. Ceiling light and carpet. Two windows with blind look out to the side.

Bathroom: Fitted with a 3 piece suite comprising of toilet, wash hand basin and a bath with glass screen and electric shower head. Aqua paneling throughout with opaque window and vinyl flooring. Ceiling light; extractor fan and fitted mirror.

Outside: Driveway provides off street parking for several cars at the front of the property. The garden ground at the side and rear is mostly laid to lawn with borders of established hedges and trees.
Wooden shed and a separate larger metal shed both provide great storage.
Rotary clothes dryer. Outside lighting.

Boiler Room/Outhouse: 10’1’’ x 7’1’’ (3.07m x 2.15m) The adjoining boiler room benefits from light, power and houses the central heating boiler.

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A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK’s banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01467 672820. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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