



## DETACHED DWELLINGHOUSE

2 TURNISHAW HILL  
ELLON  
ABERDEENSHIRE, AB41 8BB

VESTIBULE  
HALL  
CLOAKROOM  
LOUNGE  
DINING ROOM  
SUN LOUNGE  
FAMILY ROOM/BEDROOM 6  
DINING KITCHEN  
UTILITY ROOM  
UPPER HALL  
MASTER BEDROOM WITH  
EN SUITE SHOWER ROOM  
4 FURTHER BEDROOMS  
BATHROOM



GAVIN BAIN  
& COMPANY  
Solicitors & Estate Agents



Offers Over

£368,000

We are delighted to offer for sale this beautifully presented Five Bedroom Detached Dwellinghouse which enjoys a pleasant corner site within a quiet, sought after area of Ellon. Enjoying views over the Golf Course to the rear the property enjoys a high degree of privacy yet is within walking distance of many local amenities. Tastefully decorated throughout the property also benefits from gas fired central heating, full double glazing and a security alarm. Entered by a spacious and welcoming entrance vestibule and hallway which really set the tone for the property the ground floor accommodation comprises of a spacious and bright lounge which enjoys a pleasant outlook to the front of the property, and has as its focal point a lovely cast iron fireplace which houses a living flame gas fire, leading from the lounge on semi open plan the formal dining room and sun lounge provide superb additional public space, with the sun lounge enjoying views over the private rear garden. Also to the rear, the generously proportioned dining kitchen has been fully fitted with a range of modern base and wall units together with quality integrated appliances, and provides ample space for a dining table and chairs. Completing the accommodation on the ground floor are a second sitting room/study, a cloakroom and utility room. A carpeted staircase leads to the large upper hallway off of which all five generously proportioned bedrooms and the family bathroom are located. The master bedroom, situated to the front of the property further benefits from a range of fitted wardrobes and a freshly presented en suite shower room. Outside the large gardens which surround the property have been well maintained and attractively landscaped whilst a tared driveway to the front leads to the double garage which is fitted with a remote-controlled door.



## LOCALITY

The historic town of Ellon is picturesquely set on the banks of the river Ythan, approximately 16 miles north of Aberdeen and within commuting distance of Inverurie, Dyce and Peterhead. Benefitting from excellent local amenities including hotels, pubs, restaurants and supermarket shopping this thriving and friendly community also boasts a wide range of public facilities including three primary schools, a secondary school, swimming pool, doctor`s surgery and library. The local population are spoilt for choice with leisure activities. Riverside walks through the centre are always popular.

## VESTIBULE

Entered by a solid wood door with a glazed upper panel and matching side panels the vestibule has been finished with natural wood flooring, with a matwell, and has a Georgian style glazed door with matching side panels leading through to the hall.

## HALL

A spacious and welcoming entrance hallway, tastefully decorated in neutral tones and finished with natural wood flooring. Large understair storage cupboard fitted with coat hooks and hanging rail. Telephone point.

## CLOAKROOM

Freshly presented and tiled to dado level the cloakroom has been fitted with a modern two-piece white suite. Xpelair.

## LOUNGE

**5.18m x 4.11m (17` x 13` 6") approx.**

Entered by Georgian style French Doors this spacious and bright lounge has a large picture window overlooking the front of the property and has been tastefully decorated and carpeted in neutral tones. A particular feature of this room is the lovely cast iron fireplace with carved mantel which houses a living flame gas fire. T.V. and Telephone points.

## DINING ROOM

**4.14m x 3.98m (13` 7" x 13` 1") approx.**

Set on semi open plan with the lounge this good sized, formal dining room has been decorated and carpeted in neutral tones and has a picture window enjoying an open aspect to the side of the property. Connecting door to the hall.

## SUN LOUNGE

**4.44m x 3.04m (14` 7" x 10` ) approx.**

Leading through from the dining room this exceptionally bright and airy room enjoys a pleasant aspect over the private rear garden with sliding patio doors leading out to the sheltered patio area.

## DINING KITCHEN

**6.90m x 2.92m (22` 8" x 9` 7") approx.**

Located to the rear of the property and enjoying a pleasant aspect over the private rear garden this generously proportioned dining kitchen provides ample space for a dining table and chairs and has sliding patio doors leading to the rear patio area. The kitchen has been fully fitted with a range of modern base and wall units which provide ample storage space, with roll front worksurfaces a

1 ½ stainless steel sink and drainer and integrated stainless-steel oven, microwave/oven, hob and extractor hood and dishwasher. Breakfast bar. Space for American style Fridge/Freezer. T.V. and Telephone points.

## UTILITY ROOM

**2.84m x 2.18m (9` 4" x 7` 2") approx.**

Situated off the kitchen the utility room has been fitted with a range of base and wall units with roll front worksurfaces and a single stainless-steel sink and drainer. Plumbed for automatic washing machine. Wall mounted central heating boiler. Cupboard housing hot water tank. Doors leading to integral garage and rear garden.

## FAMILY ROOM/BEDROOM 6

**4.26m x 2.56m (14` x 8` 5") approx.**

Completing the accommodation on the ground floor this generously proportioned, versatile room is currently utilised as a second sitting room but could quite easily be utilised as a home office/study or bedroom.

## UPPER HALL

A carpeted staircase with carved wooden banister and spindles leads to the spacious upper hallway. Window on the half landing providing natural light to the staircase. Access hatch to loft.

## MASTER BEDROOM

**4.16m x 3.98m (13` 8" x 13` ) approx.**

An exceptionally spacious master bedroom, tastefully decorated and carpeted in neutral tones and fitted with a range of fitted wardrobes spanning one wall which are fitted with sliding doors, including a mirrored door, shelves and hanging rails. T.V. point.

## EN SUITE SHOWER ROOM

**1.93m x 1.62m (6` 4" x 5` 4") approx.**

Fully tiled this beautifully presented en suite shower room has been fitted with a modern two-piece white suite comprising of a W.C. with a wall mounted vanity unit above and a wash hand basin set within a vanity unit with a mirror fronted cabinet fitted above. A separate double shower enclosure houses a "Triton" shower. Chrome heated towel rail. Opaque window.

## BEDROOM 2

**4.34m x 4.11m (14` 3" x 13` 6") approx. at longest and widest.**

Tastefully presented in neutral tones this generously proportioned double bedroom has two large velux windows to the front and rear of the property and is fitted with twin double fitted wardrobes with sliding mirror doors. T.V. point.



**GAVIN BAIN  
& COMPANY**  
Solicitors & Estate Agents

Gavin Bain & Company  
432 Union Street  
Aberdeen  
t: 01224 623040  
f: 01224 623050  
e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)  
[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)

### BEDROOM 3

4.19m x 3.04m (13`9" x 10`) approx.

Enjoying a pleasant open aspect to the side of the property this again is a good-sized double bedroom, decorated and carpeted in neutral tones and fitted with a double wardrobe with sliding mirror doors. Additional fitted storage units and hanging rails provided excellent storage space.

### BEDROOM 4

3.75m x 2.59m (12`4" x 8`6") approx.

This again is a good-sized double bedroom tastefully decorated and carpeted in neutral tones and enjoying a pleasant open aspect to the rear of the property towards the Golf course. Fitted wardrobe. T.V. point.

### BEDROOM 5

2.84m x 2.56m (9`4" x 8`5") approx.

Presently utilised as a study this again is a good-sized room which could quite easily be utilised as a bedroom.

### BATHROOM

3.09m x 2.23m (10`2" x 7`6") approx.

Of instant appeal the centrally situated family bathroom has been fully tiled and is fitted with a modern 4-piece suite comprising of twin wash hand basins which are set within a contemporary off the floor vanity unit with a large mirror above, a W.C. set within a vanity unit and a shower bath with a "Triton" shower and glazed screen fitted above. Chrome heated towel rail. Xpelair. Opaque window.

### OUTSIDE

A tarred driveway to the front of the property provides ample off-street parking and leads to the large double integral garage which is fitted with an electric, remote controlled door, power and light. The gardens to the front of the property have been mainly laid to lawn. The large, fully enclosed gardens to the rear of the property enjoy a south westerly aspect and enjoy a high degree of privacy together with a safe play area for children. This area of garden has been attractively landscaped with a large central area of lawn bounded by mature, well stocked flower and shrub borders with a range of mature trees, together with a paved patio area and a gravelled drying area. Paved area to the side of the property provides an ideal space for a garden shed. Rotary dryer.

### DIRECTIONS

From the A90 Aberdeen/Ellon Road, enter Ellon and continue over the bridge. Continue straight ahead at the roundabout and along Station Road, passing the Police Station. Continue up through the trees, taking the last opening on the right onto McDonald Drive and Turnishaw Hill is on your right with No 2 being on the right-hand side of the road.

### VIEWING

By appointment, telephone 07787 526 944 (Cow)

### Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



**GAVIN BAIN  
& COMPANY**  
Solicitors & Estate Agents



Gavin Bain & Company  
432 Union Street  
Aberdeen  
t: 01224 623040  
f: 01224 623050  
e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)  
[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)