

**Fortrie Heights  
Auchnagatt  
Ellon  
AB41 8XB**



**FIXED PRICE - £165,000**

We are delighted to offer for sale this spacious 3 bedroom detached property, set in a peaceful location with panoramic views. The property comprises a living room, kitchen, bathroom, large enclosed garden to the rear, garage and ample parking to the side. The property is fully double glazed with LPG central heating. Private water and septic tank drainage.

The property is located in a prime country location but yet within easy commuting distance of Ellon, Aberdeen and Peterhead.

Leaving Ellon travel North on the A948 to Auchnagatt, travel approximately 6 miles and turn right at the sign post for Fortree, continue along the road for a few files and the house is the third on your left.



Livingroom



Kitchen



Bedroom 1



Bathroom



Bedroom 3



**Livingroom** – 16'4" x 11'7" – 4.99 m x 3.55 m – window to the front, laminate flooring, exposed roof beams, multi fuel burning stove, tv point.

**Kitchen** – 13'6 x 10'7" – 4.12 m x 3.23 m – windows to rear and side, pergo flooring, ample floor and wall units, tiled splash back, 6 gas burner stove with electric fan oven, central heating boiler, space for dining area.

**Bedroom 1** - 10'2" at widest x 15'4" – 3.08 m x 4.69 m – window to the rear, carpet.

**Bedroom 2** – 9'1" x 12'4" – 2.78 m x 3.78 m – window to the front, laminate flooring, double built-in wardrobe with shelf and rail, telephone point.

**Bedroom 3** – 8'8" x 8'11" – 2.65 m x 2.73 m – window to the front, laminate flooring, built-in cupboard with shelves and hanging space, telephone point.

**Bathroom** – 6' x 6'8" – 1.83 m x 2.04 m – window to rear, tiled floor, fully tiled, 3 piece white suite.

All curtains, light fittings, floor coverings and the cooker in the kitchen are included in the sale.

**Viewing – By Appointment – contact the selling agents on 01779 477388.**

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

Home Report available (fee may apply)



**ADAM LEGAL**

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