



**MORMOND VIEW  
CLINTON CRESCENT  
NEW PITSLIGO  
AB43 6AG**

**DETACHED THREE BEDROOM  
BUNGALOW WITH FRONT & REAR  
GARDENS**

**ENTRANCE VESTIBULE  
LOUNGE  
DINING KITCHEN  
BATHROOM  
THREE BEDROOMS (ONE WITH  
ENSUITE)  
UTILITY ROOM, BALCONY  
DOUBLE GARAGE & DRIVEWAY  
GAS CENTRAL HEATING  
DOUBLE-GLAZING**

**Council Tax Band Currently: D  
EPC Band: E**

**VIEWING:** By contacting our Turriff office on **01888 562245**, or seller's directly on **07900913484**



**Offers over**

**£190,000**



**grantsmith**  
LAW PRACTICE

## **MORMOND VIEW, CLINTON CRESCENT**

We are delighted to offer this well-presented property in the village of New Pitsligo—close to all local amenities, hotel, café, church, school. This conveniently located bungalow will suit the young family or the retired couple. Early viewing is highly recommended to fully appreciate the standard of accommodation on offer.

The property comprises; vestibule leading to the hall, spacious lounge, open planned kitchen, utility room, two bedrooms with fitted wardrobes, master bedroom with ensuite and fitted wardrobe, bathroom and balcony. There is a driveway as well as double garage at rear of this property. The property also benefits from double glazing and gas central heating.

### **ENTRANCE VESTIBULE**

Entrance to the property through a uPVC exterior door. Area for coats storage. Access to hallway through a glazed pane door.

### **HALLWAY**

Accesses all of the rooms. Access hatch to roof space. Fitted carpet.

### **LOUNGE**

Access to the living room from the hall. Good-sized room with a large front facing window, providing plenty of natural light. Electric wall fire. Fitted carpet. French doors leading to the dining kitchen.



## DINING KITCHEN

Fitted with floor and wall mounted gloss units, with contrasting worktops. Built-in breakfast bar table, integral double oven with grill, integral cooker hob with extractor fan above. Wood-effect laminated flooring. Window overlooking the balcony area. Patio doors provide additional natural light and access to the balcony area.





### **MASTER BEDROOM & ENSUITE**

Good-sized room with rear facing window. Built-in wardrobe with sliding mirror doors providing storage. Fitted carpet.

The ensuite consist of W.C and wash hand basin. Heated towel rail. Aqua panelling.

### **BEDROOM ONE**

Window overlooking the front of the property. Built-in wardrobe with sliding mirror doors providing storage. Fitted carpet.

### **BEDROOM TWO**

Window overlooking the front of the property. Two built-in wardrobes with sliding mirrored doors providing ample storage. Fitted carpet.





## **BATHROOM**

Bathroom suite comprises of W.C., bathtub with mixer taps and shower head, cubical shower with electric shower, double sink vanity unit with twin mirrors above. Frosted window overlooking the rear of the property. Aqua panelling. Extractor fan. Laminated flooring.

## **UTILITY ROOM**

Fitted with base mounted gloss units with contrasting worktop and splashback. Stainless steel sink with mixer tap. Wood-effect laminated flooring. uPVC exterior door provides access to the back garden and double garage.

## **BALCONY**

Located at the rear of the property, providing great views of the village. Accessed either from the kitchen patio doors, or the rear exterior door. Under the balcony are the double garage and garden.

## **DOUBLE GARAGE & GARDEN**

Spacious garage has some built-in units providing storage space. Metal up and over door. Power and light. Accessed at the rear of the property with private driveway and entrance, providing parking for multiple vehicles.

Garden grounds to front and rear mainly laid to lawn. Concrete slab patio area to the front. Paths are formed in concrete slabs.



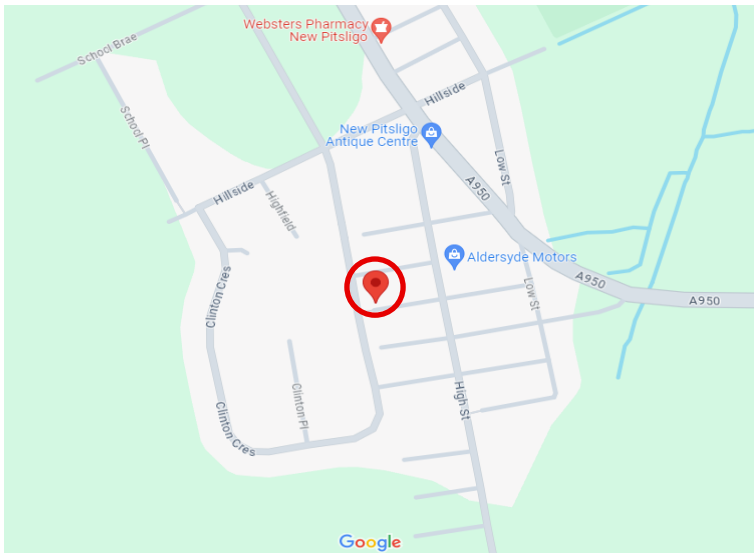
## ADDITIONAL INFORMATION

All flooring, blinds, curtain rails, Built-in appliances, washing machine, fridge, tumbler dryer, garden furniture, kids bunk bed, single bed, TV in master bedroom are all included in the sale.

Included in the sale from the garage: garden furniture, lawn mower, units, single bed frame and hot tub.

## IMPORTANT INFORMATION

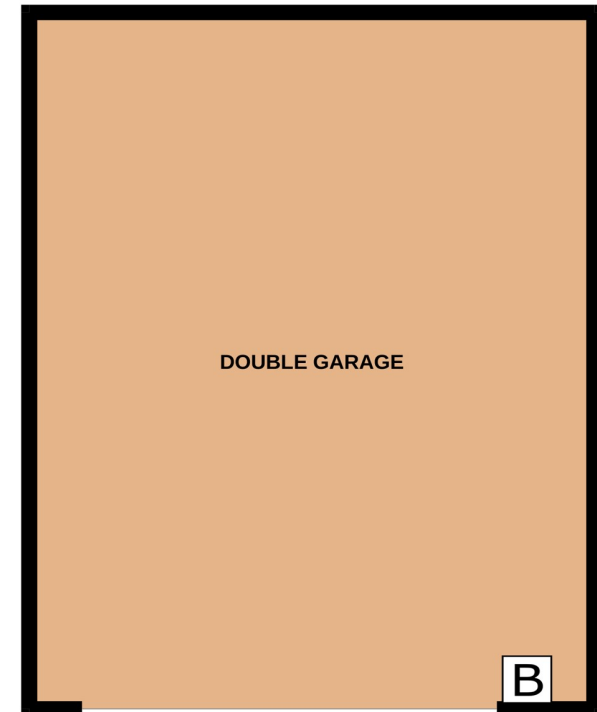
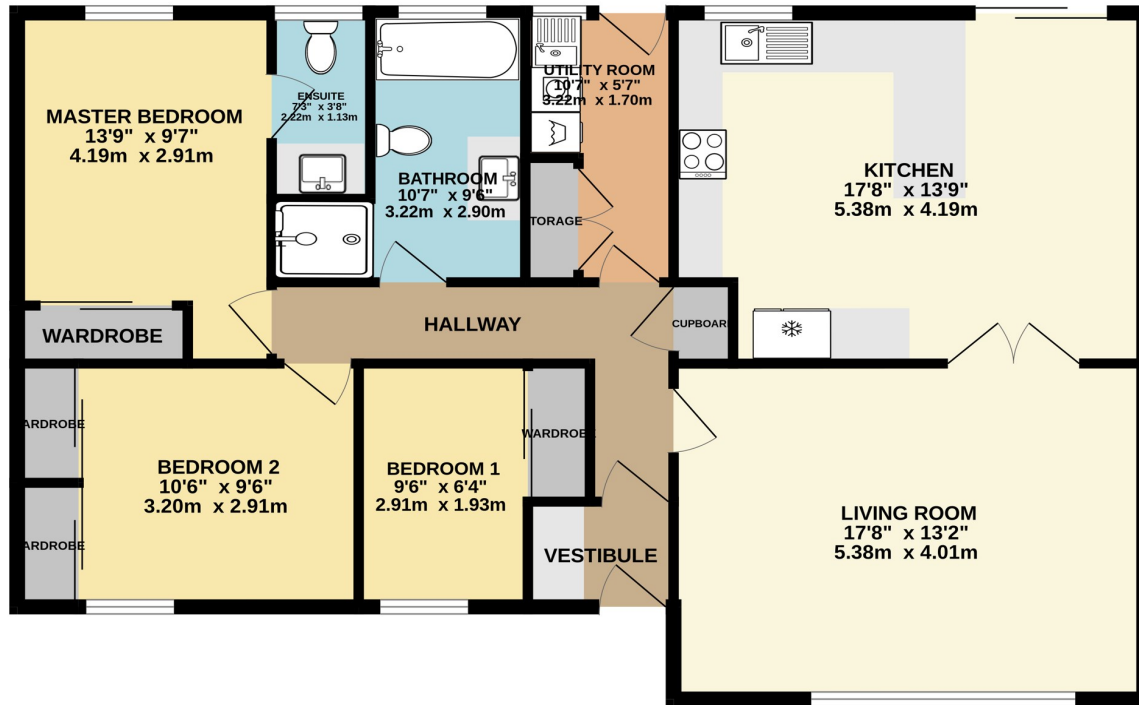
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GROUND FLOOR

BASEMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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