



52E Station Road,
Ellon, AB41 9AL

Offers Over £83,000

peterkins



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- Bright Top floor Flat
- Well-Appointed Living Room
- Fitted Kitchen with Appliances
- Two Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Mutual Drying Greens & Sheds
- Off-Street Parking to the Rear of the Building

Viewing contact Peterkins
(01224) 428100

Ref: 44788/1

EPC: D

Council Tax: Band A

Tenure: Ownership

Description:

We are delighted to offer for sale this bright **two-bedroom top floor flat** which forms part of a detached building in a popular Ellon location. The spacious flat boasts fresh décor and self-coloured flooring. The accommodation comprises of: Hallway; living room; two bedrooms; inner hallway; fitted kitchen with appliances; bathroom with an over bath shower. Heating is provided by a gas central heating system and all windows are double glazed. Outside there are mutual drying greens and sheds with ample mutual parking to the rear of the building. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities.

Directions:

On entering Ellon go straight ahead at the roundabout onto Bridge Street. Take the first left onto Station Road, the property is situated on the right-hand side of the road as identified by our "For Sale" sign.

Entrance:

The well-maintained shared entrance is accessed from the rear of the building and has staircase leading to all floors.

Hallway:

Exterior door gives access to the hallway; large, recessed storage area fitted with a hanging rail; high level electric meter; coat hooks; pendant light fitting; fitted carpet; doors leading to the living room and bedrooms.

Living Room: 13'4" x 11'9" (4.07m x 3.59m) approx.

Well-appointed living room with a double window to the rear of the property providing a pleasant open outlook; radiator; smoke detector; pendant light fitting; fitted carpet; door leading to the inner hall.

Bedroom 1: 11'9" x 11'7" (3.57m x 3.53m) approx.

Lovely airy double bedroom with a superb roof top view to the front of the flat; recessed bay style window; built-in storage cupboard; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 7'7" x 7'6" (2.32m x 2.30m) approx. plus entrance.

Childs bedroom to the front of the property with a lovely roof top view; sloped ceiling; radiator; pendant light fitting; fitted carpet.



Inner hall:

Window to the rear of the building; fitted carpet; doors leading to the kitchen and bathroom.

Kitchen: 10'8" x 9'5" (3.26m x 2.88m) approx.

Well-equipped kitchen fitted with a range of base and wall mounted units linked by work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; double window with a roof top view; built-in shelved storage cupboard; wall mounted central heating boiler; vinyl flooring. **Note:** The electric cooker, washing machine, fridge and freezer will be included in the sale.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead electric shower; wall tiles around suite; window to the rear of the flat with a good open view; radiator; ceiling light fittings; vinyl flooring.

Outside:

There are mutual drying greens and sheds to the rear of the building.

Parking:

Off-street parking can also be found to the rear of the building.

Do you want the best mortgage for you?

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 01224 428000. 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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