



6 The Chestnuts, Bridge Street,
Ellon, AB41 9AD

Offers Over £79,000

peterkins



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- Extremely Spacious Self-Contained Ground Floor Flat
- Living Room with Feature Fireplace
- Well Equipped Kitchen with Appliances
- One Double Bedroom with Built-In Wardrobe
- Four-Piece Bathroom
- Gas Central Heating
- Double Glazing
- Exclusive Outhouse
- Shared Parking Area

Viewing contact Peterkins
On (01224) 428100

Ref: 39613/28

EPC: D

Description:

We are pleased to offer for sale this extremely spacious **self-contained ground floor flat** which enjoys a prime position within the centre of Ellon. The property requires some upgrading but would make an ideal purchase for a first-time buyer or buy-let investor. The generous accommodation comprises of: Entrance hallway; living room with feature fireplace; well equipped kitchen with appliances; one double bedroom with walk-in wardrobe; four-piece bathroom. Outside there is a shared parking area and an exclusive outhouse. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fitting, blinds and curtains 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. It is an ideal base for commuters to the commercial and oil centres in the northeast. 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:

Travelling north, leave the A90 following the signs for Ellon town centre, proceed over the bridge and continue straight ahead at the roundabout onto Bridge Street. Follow the road and the property is situated on the left-hand side of the road as indicated by "For Sale" sign.

The accommodation comprises of:-

Entrance Hallway:

A uPVC exterior door with fanlight and a glazed panel above gives access to the entrance hallway; window to the front of the property fitted with vertical blinds; electric meter cupboard; smoke detector; pendant light fitting; fitted carpet.

Living Room: 15'8 x 14'10 (4.78m x 4.51m) approx.

Generously proportioned living room with two windows to the front of the flat fitted with vertical blinds; feature fireplace complete with an electric fire; telephone point; television aerial; fibre terminal; wall mounted central heating controls; two floating shelves; radiator; smoke detector; ceiling cornice; three branch halogen light fitting; fitted carpet; door leading to the kitchen.

Kitchen: 15'0 x 6'10 (4.58m x 2.07m) approx.

The well equipped kitchen is fitted with beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; under cabinet lighting; stainless steel circular sink and drainer with a mixer tap; ceramic hob with an additional glass splashback behind; built-in oven; cooker hood extractor; fridge/freezer; washing machine; integrated slimline dishwasher; space for a tumble dryer; wall cabinet housing the central heating boiler; free standing cabinet; window with a front aspect fitted with vertical blinds; radiator; heat detector; CO detector; downlighters; vinyl flooring.



Bedroom: 14'11 x 14'5 (4.55 x 4.39m) approx.

Good sized double bedroom with two windows overlooking the front of the property fitted with vertical blinds; large walk-in wardrobe providing excellent hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bathroom:

Spacious bathroom fitted with a white four-piece suite comprising of: W.C., wash hand basin with pedestal, bath and an aqua panelled shower unit complete with an electric shower; wall mounted mirror; tall, fitted vanity unit; chrome ladder style radiator; frosted window to the rear of the flat fitted with vertical blinds; halogen light fitting; vinyl flooring.

Outside:

There is an exclusive outhouse adjacent to the flat and an outside water supply.

Parking:

To the front of the property is an extensive mutual parking area.



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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