



12 Slains Crescent, Ellon,  
AB41 9GX

Offers Over £230,000

**peterkins**



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- Deceptively Spacious Detached Bungalow
- Generously Proportioned Lounge
- Dining Room
- Recently Installed Dining Kitchen & Utility Room
- Sun Room/Bedroom 3
- Master Bedroom with En-Suite Shower Room
- Further Bedroom
- Bathroom with a Jacuzzi Bath & Overhead Shower
- Gas Central Heating
- Double Glazing
- Low Maintenance Front & Rear Gardens
- Driveway & Single Garage

Viewing contact Peterkins  
on (01224) 428100

Ref: 47661/2

**Description:**

We are delighted to offer for sale this deceptively spacious **two/three-bedroom detached bungalow** situated in a quiet street within a desirable Ellon location. The property boasts a recently installed kitchen and would make an ideal purchase for those looking to downsize or accommodation all on one level. The house comprises of: Entrance vestibule; generously proportioned lounge; dining room; dining kitchen; utility room; sun room/bedroom 3; master bedroom with en-suite shower room; further double bedroom; bathroom with a jacuzzi bath and overhead shower; loft access. Outside there are low maintenance front/rear gardens and a driveway to the side of the house which leads up to the single garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and lounge blind 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 take the third exit onto Market Street continuing onto Castle Road. Follow the road then take the second left onto Castle Street then third left onto Balmoral Avenue. Slains Crescent is the third road on the right and number 12 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

**The accommodation comprises of:-**

**Entrance Vestibule:**

A part glazed uPVC exterior door gives access to the entrance vestibule; ceiling cornice and light fitting; coir mat; laminate flooring; a glass panelled door leads through to the dining room.

**Dining Room: 14'2 x 9'6 (4.32m x 2.90m) approx.**

This versatile room could be utilised as a family or dining room; window overlooking the front garden; radiator; ceiling cornice and modern light fitting; laminate flooring.



**Lounge: 17'1 x 12'6 (5.20m x 3.80m) approx.**

Generously proportioned lounge with a picture window to the front of the property fitted with vertical blinds; marble hearth; radiator; smoke detector; ceiling cornice and modern light fitting; laminate flooring.

**Kitchen: 10'6 x 8'10 (3.19m x 2.70m) approx.**

The recently installed dining kitchen is fitted with an excellent range of grey and wood effect base/wall cabinets complimented by quartz work surfaces, upstands and hob splashback; under cabinet lighting; 1.5 x stainless steel inset sink with a mixer tap; induction hob with a stainless steel chimney style extractor hood above; built-in oven; dishwasher; integrated fridge/freezer; ample space for a dining table and chairs; window to the side of the house; radiator; heat detector; extractor fan; spotlight fittings; laminate flooring; door leading to the utility room.

**Utility Room: 7'9 x 4'7 (2.37m x 1.39m) approx.**

Functional utility room fitted with grey and wood effect base/wall cabinets complimented by a co-ordinated work surfaces and upstand; stainless steel sink and drainer with a mixer tap; washing machine; space for a tumble dryer; window to the side of the property; three branch ceiling light fitting; laminate flooring; a part glazed uPVC door leading out to the side of the house.

**Inner Hallway:**

The inner hallway gives access to the remaining accommodation; large built-in cupboard with sliding mirrored doors houses the central heating boiler and consumer unit; two further built-in cupboards; wall mounted "Hive" central heating controls; hatch to the partly floored loft via a "Ramsay" ladder; smoke and CO detectors; three branch ceiling light fitting; laminate flooring.

**Sun Room/Bedroom 3: 22'0 x 10'0 (6.71m x 3.04m) approx.**

The sun room makes a wonderful addition to the property and could also easily be utilised as a third double bedroom; full height windows overlooking the rear garden with an Apex window above; further triple formation window to the side of the property together with two "Velux" windows providing an abundance of natural light flow into the room; two radiators; a glazed uPVC exterior door leads out to the rear garden.

**Master Bedroom: 12'6 x 12'1 (3.80m x 3.69m) approx.**

Spacious double bedroom with a rear garden outlook; window; radiator; pendant light fitting; laminate flooring; door leading to the en-suite shower room.

**En-Suite Shower Room:**

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, countertop wash hand basin set onto a vanity unit with an aqua panelled splashback and an aqua panelled shower enclosure complete with a mixer shower and rainfall/handheld shower fittings; frosted window to the side of the house; radiator; extractor fan; three branch ceiling light fitting; laminate flooring.

**Bedroom 2: 12'1 x 6.03.68m x 1.84m approx.**

Good sized second bedroom featuring wall-to-wall built-in wardrobes with sliding mirrored doors; window with a rear garden aspect; radiator; pendant light fitting; laminate flooring.

**Bathroom:**

Attractive bathroom fitted with a white three-piece suite comprising of: W.C. with concealed cistern, wash hand basin set into a vanity unit and corner jacuzzi bath complete with an overhead mixer shower and rainfall/handheld fittings; aqua panels around suite; ladder style radiator; two wall lights; extractor fan; laminate flooring.







#### Outside:

The front garden is laid for low maintenance to granite chips with interspersed plants and shrubs. A paved pathway leads up to the front door.

The fully enclosed rear garden has wheelchair access and is also mainly laid for low maintenance to granite chips with paved patio areas.

#### Parking:

There is a tarred driveway to the side of the house which leads up to the garage.

#### Garage:

The single garage has an up and over door with power and light installed. There is also an outdoor water tap.

#### Other Information:

EPC: Band C

Council Tax: Band E

Ownership: Ownership



#### 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](mailto: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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