

**90 Esslemont Circle,**  
Ellon, AB41 9XG

Price Around  
**£125,000**

**Under offer**

 **2**  **1**  **1**   **81 m<sup>2</sup>** EPC **D** Council Tax Band **B**



**Contact Solicitor**

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**Features**



Garden

**Description**

Located in the historic market town of Ellon and well located for commuting to Aberdeen, Peterhead, Fraserburgh and Inverurie, we are delighted to bring to market this well presented **TWO BEDROOM SEMI DETACHED DWELLINGHOUSE**. Benefitting from the modern comforts of gas central heating and double glazing, this property is sure to appeal to first time buyers and young families.

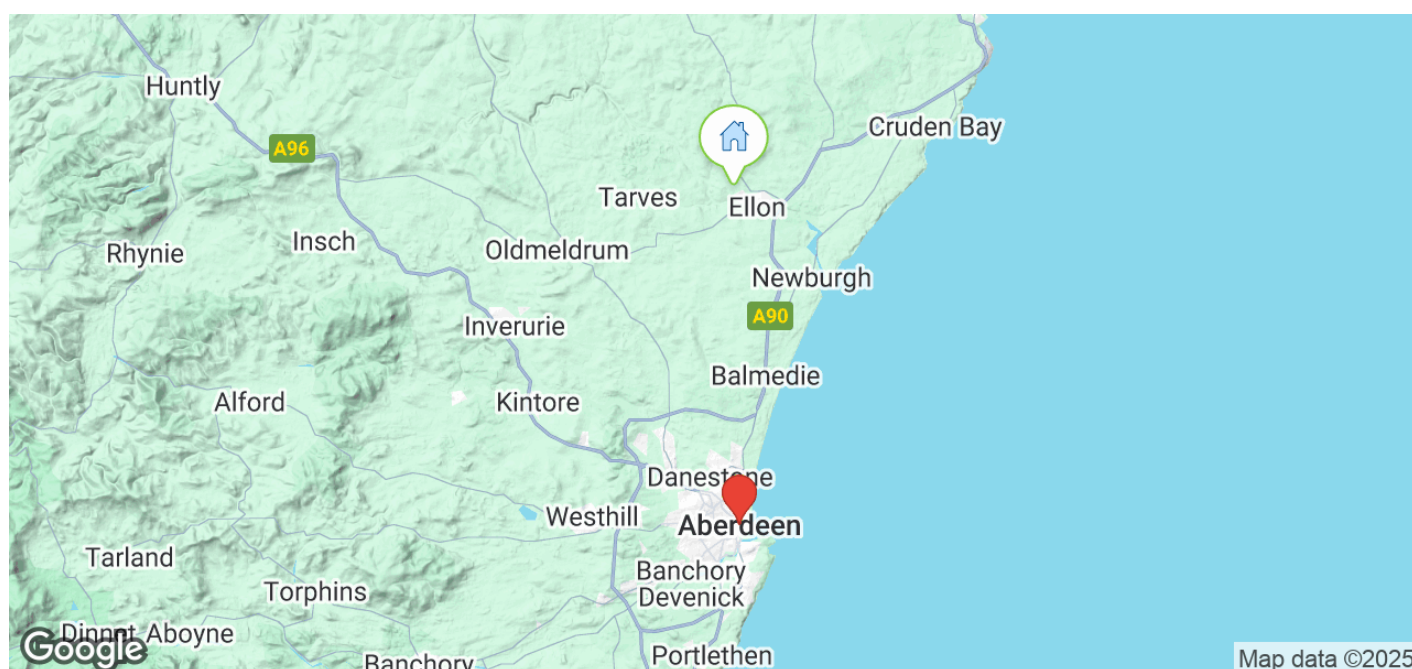
On entering the property, the welcoming bright entrance hallway allows access to all the downstairs accommodation. The well appointed lounge positioned to the front is an ideal space for the family to socialise and benefits from a large picture window allowing natural light to flow in. To the rear, the well appointed kitchen features a range of wood effect base and wall units, complemented by contrasting stone effect worktops. Integrated appliances include oven, hob and extractor. Ample space is afforded for free standing appliances.

A carpeted staircase ascends to the first floor and the upper hall with access to all the upper level accommodation. Access to the partially floored attic is afforded through a hinged hatch and fitted loft ladder. To the front is a double bedroom of excellent size, complete with large built in wardrobes, this room also allows superb views over to the river Ythan and surrounding countryside. To the rear is the second double bedroom also of good size and incorporates a double built in wardrobe and large storage cupboards. Completing the internal accommodation is the family bathroom featuring three piece cream suite, over bath shower and towel radiator.

The property shall be sold inclusive of all fixed floor coverings, curtains, blinds and integrated appliances. Early viewing is highly recommended in order to avoid inevitable disappointment.

## Directions

On entering Ellon continue straight ahead at the roundabout onto Bridge Street taking the next left onto Station Road. Follow along Station Road for some distance onto Craigs Road taking a left into Esslemont Circle. Take an immediate left and follow the road around and the property is located on the right hand side as indicated by our "For Sale" sign.



## Accommodation comprises

### Ground Floor

Vestibule 1.79m x 1.10m (5'10" x 3'7")

Entrance Hall 3.91m x 1.79m (12'10" x 5'10")

Lounge 5.07m x 3.22m (16'8" x 10'7")

Kitchen/Utility 5.10m x 2.64m (16'9" x 8'8")

### First Floor

Upper Hall 2.73m x 1.78m (8'11" x 5'10")

Bedroom 1 4.14m x 3.26m (13'7" x 10'8")

Bedroom 2 4.49m x 3.23m (14'9" x 10'7")

Bathroom 1.90m x 1.69m (6'3" x 5'7")

## Outside

Externally to the rear the fully enclosed garden is on split level with an area of lawn, stone chippings and patio ideal for al fresco dining and outdoor entertainment, to the front there is a garden which also provides a small patio area which can be used for seating. There is a well proportioned garden shed which shall remain.

### View this property here

<https://www.aspc.co.uk/search/property/350243/90-Esslemont-Circle/Ellon/>

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