

**1 Ythan Court,
Ellon, AB41 9BL**

**Price Over
£130,000**

ASPC ref : 352156

 2  1  1 55 m² EPC **F** Council Tax Band **B**



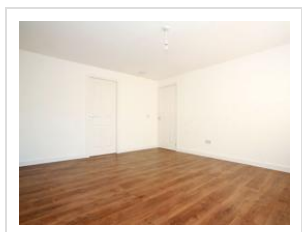
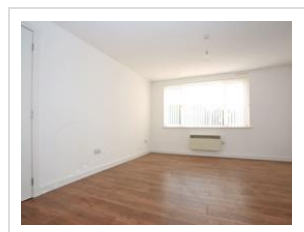
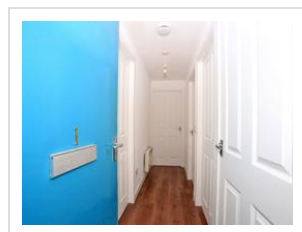
Arrange a viewing

 **01358 720777**
(Raeburn Christie Clark & Wallace)



Raeburn Christie Clark & Wallace
7 The Square
Ellon
AB41 9JB

Email:
ellon@raeburns.co.uk

Website:
<http://www.raeburns.co.uk>



Property features:

 Central heating	 Garage	 Garden	 Parking
--	---	---	--

Centrally located close to all local shops, hotels and businesses, this immaculate south facing **two bedroomed ground floor** flatted property offers affordable accommodation with an exclusive garage, communal parking and well maintained mutual gardens. This beautifully presented property has been fully upgraded throughout and is economical and easy to run, having the benefit of uPVC double glazing and an upgraded electric heating system. A welcoming hallway gives access to the beautifully appointed, south facing lounge with its tremendous views across the River Ythan, the two double bedrooms, both with built-in mirrored door wardrobes, and with the master also having the benefit of south facing views, and the stylish bathroom with shower over the bath. Completing the accommodation is the fully fitted kitchen with built-in electric hob and oven, and integrated fridge/freezer. The stylish décor is in contemporary neutral tones and complemented with walnut effect laminate flooring and white wood grain effect panelled inner doors. This is an excellent opportunity to acquire a newly upgraded property in an ideal central location, with all amenities and bus services literally on the doorstep, and viewing is essential to fully appreciate.

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.

Entrance Hall A welcoming hall, presented in neutral emulsion décor and fitted with white wood grain effect panelled inner doors and laminate flooring. Security entry handset. Electric meter cupboard and hot water cylinder cupboard.

Lounge 13'8" x 12'2" [4.19m x 3.73m] approx. An elegant and generously proportioned room, flooded with natural light and enjoying south facing views across the River Ythan and mature trees beyond. Presented in neutral tones and fitted with laminate flooring, it offers ample space for furniture and gives access to the kitchen.

Kitchen 9'4" x 7'7" [2.86m x 2.36m] approx. A beautifully presented, refurbished kitchen, fitted with a comprehensive range of light walnut effect storage cabinets at wall and base level, finished with satin chrome handles. The generous runs of co-ordinating worktops incorporates an inset 1.5 bowl stainless steel sink/drain, built-in electric hob and fan assisted oven. Integrated fridge/freezer. Laminate flooring. Window to side. Shelved larder cupboard.

Master Bedroom 10'6" x 9'7" [3.22m x 2.96m] approx. A well appointed room, south facing and offering splendid views across the River Ythan. Presented in neutral tones and fitted with laminate flooring, it also incorporates built-in wall to wall mirrored door wardrobes equipped with ample hanging rails and storage shelves.

Double Bedroom 2 9'3" x 7'9" [2.84m x 2.42m] approx. A further well presented room, fitted with laminate flooring and located to the rear. Built-in mirrored door wardrobe.

Bathroom 10'3" x 5'7" [3.13m x 1.73m] approx. into doorway A modern bathroom, fitted with a white suite, comprising a w.c., pedestal wash hand basin and bath with aqua panelled wet walls, overhead shower and glazed shower screen. Opaque glazed window to rear. Ceramic tiled floor.

Garage Exclusive to the property is a single garage with up and over door. There is also ample communal parking spaces at the front.

Store There is a communal cellar on the ground floor with sectioned areas for each property, measuring approximately 3.00m x 1.00m.

Gardens The shared gardens to the rear are well kept, incorporating an established lawn, paved and gravelled areas and well planted shrub borders. A factor fee is payable for the upkeep of the communal hallways and gardens.

Directions On approaching Ellon north along the A90 Aberdeen/Ellon road, proceed straight on at the traffic lights, continue over the bridge and take the third exit off the roundabout onto Market Street. Turn right onto the Riverside Carpark and take the first left onto Ythan Court where there is ample communal parking.

Notes Electric heating. uPVC double glazing. EPC=F. Fully refurbished throughout. Security entry system. All fitted floor coverings and blinds to remain.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/352156/1-Ythan-Court/Ellon/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.