

**119 Ellon Road,
Bridge Of Don, Aberdeen, AB23 8EX**

**Fixed Price
£105,000**

ASPC ref : 354713

 1  1  1 41 m² EPC **E** Council Tax Band **B**



Arrange a viewing

 07881 271733

Andersonbain LLP

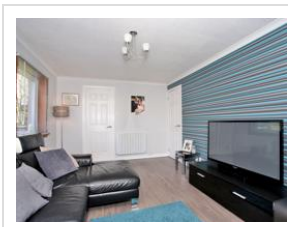
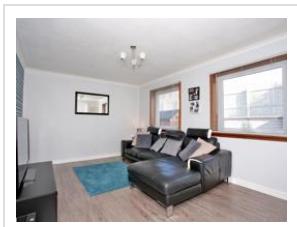
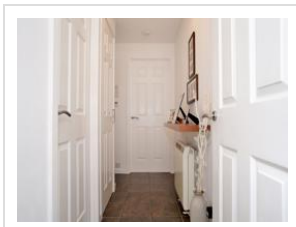
6, 8 & 10 Thistle Street
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AB10 1XZ

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Property features:



Tucked away in a small development within the Bridge of Don area of the city, we are delighted to offer for sale this **GROUND FLOOR ONE BEDROOM FLAT**. The property forms part of modern courtyard development with well kept communal areas. The flat itself features electric heating and double glazed windows and is presented for sale in immaculate order providing a superb first home.

Ground Floor Flat. One Double Bedroom. Stylish Fitted Kitchen. Electric Heating & D.G. Ideal First Home.

The accommodation on offer comprises: entrance vestibule; hallway with built in cupboard; well presented lounge allowing space for both living and dining furniture; kitchen fitted with an array of stylish base and wall storage units; double bedroom with built in wardrobe and a bathroom fitted with a 3 piece suite with over the bath shower.

Outside is a large courtyard providing parking for the residents and their visitors. To the rear are shared drying areas.

With its quiet location and lovely accommodation, early viewing is highly recommended.

Bridge of Don is a popular, expanding residential suburb situated some four miles from the centre of Aberdeen. The area is well served by public transport facilities, Primary and Secondary Schools within walking distance and by shopping facilities including an Asda superstore at Bridge of Don and Tesco Superstore at Danestone. Most parts of the city are readily accessible by some of the main arterial routes with the location also offering easy access to the airport and the oil related offices at both Bridge of Don and Dyce.

Room Dimensions

Lounge: 15'7 x 10'7

Kitchen: 7'8 x 7'8

Bedroom: 12'4 x 8'9

Bathroom: 6'0 x 5'0

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/354713/119-Ellon-Road/Aberdeen/>

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