

**Carolian House,**  
Ythanbank, Ellon, AB41 7TH


Price Over  
**£325,000**

ASPC ref : 358257

 4  1  2 152 m<sup>2</sup> EPC **E** Council Tax Band **F**



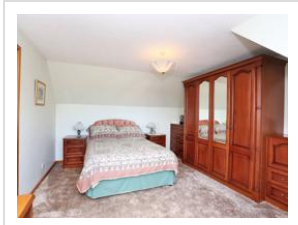
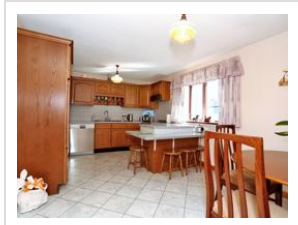
**Arrange a viewing**

 **01358 721893**  
(Aberdein Considine)

**Aberdein Considine**  
57 Bridge Street  
Ellon  
AB41 9AA

**Email:**  
ask@acandco.com

**Website:**  
<http://www.ACandCo.com>



Property features:

 Central heating	 Garage	 Parking
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A unique opportunity to purchase a **FOUR BEDROOM DETACHED DWELLING WITH OLD SHOP JOINED ON AND JOINERS WORKSHOP AND YARD TO THE REAR**. A perfect opportunity for someone looking to run a small business from home yet have their family home immediately adjacent.

The property offers spacious family accommodation with potential to perhaps extend into the old shop subject to the new owners obtaining all relevant planning permissions and warrants. Both the house and shop are on two floors and would be easily knocked through to form one property, or infact a main property with adjoining smaller home.

To the front of the house there is a garden area stocked with various plants and with a small lawn. A drive to the side leads to rear where there is a single integral garage. The yard to the rear is of a good size and gives to access to a purpose built workshop (12m x 7.5m). Currently used as a joiners workshop this building is equipped with light and three phase power and could be used for a variety of purposes.

Oil central heating. Included in the sale are all floor coverings, curtains, blinds, light fittings and light shades.

Vestibule 1.32m x 1.90m

Hall 4.43m x 3.17m

Lounge 6.80m x 4.38m

Kitchen 4.72m x 3.17m

Bedroom 3.34m x 3.82m

Bathroom 2.54m x 1.69m

Utility Room 4.07m x 2.00m

Upper Hall 4.95m x 1.43m

Bedroom 4.67m x 4.55m

Bedroom 3.22m x 3.38m

Bedroom 4.66m x 3.77m

Shower Room 2.29m x 1.93m

OLD SHOP

Main Shop 7.80m x 6.25m

Office 4.27m x 4.00m

Back Office 2.47m x 2.47m

Kitchen 1.55m x 1.27m

WC 1.00m x 1.62m

Upper Room 1 4.00m x 3.81m

Upper Room 2 5.80m x 3.51m

The historic town of Ellon is picturesquely set on the banks of the river Ythan, approximately 16 miles north of Aberdeen and within commuting distance of Inverurie, Dyce and Peterhead. Benefitting from excellent local amenities including hotels, pubs, restaurants and supermarket shopping this thriving and friendly community also boasts a wide range of public facilities including three primary schools, a state of the art secondary school, swimming pool, doctors surgery and library.

The local population are spoilt for choice with leisure activities. Riverside walks through the centre are always popular where an abundance of wildlife can be observed including herons, salmon, trout and otters. Numerous local sporting clubs include football teams and the ever popular Ythan Cycling Club whilst the National Cycling Route Network passes though. Close proximity to both Newburgh and Cruden Bay beaches and country house attractions such as Haddo House and Aden Country Park add to the appeal of this prosperous town.

On approaching Ellon north along the A90 Aberdeen/Ellon road, proceed straight ahead at the roundabout onto Bridge Street and turn first left onto Station Road. Continue along this road until leaving Ellon and just beyond Kinharrachie Cottages, turn right towards Ythanbank/Methlick. On reaching Ythanbank the property is on the left hand side of the road opposite the Methlick junction as indicated by our For Sale Sign.

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

<https://www.aspc.co.uk/search/property/358257/Carolian-House/Ellon/>

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