

**8 Anderson Terrace,
Ellon, AB41 9ED**

**Price Over
£87,000**

ASPC ref : 359747

2 1 1 41 m² EPC **F** Council Tax Band **A**



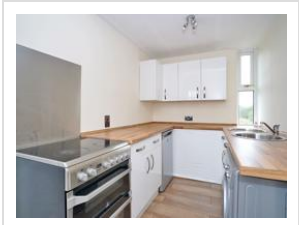
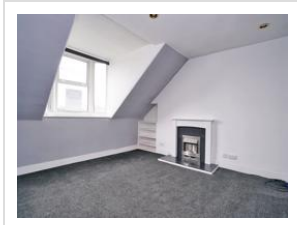
Arrange a viewing

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(Aberdein Considine)

Aberdein Considine
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Ellon
AB41 9AA

Email:
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Website:
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Property features:

Garden	Parking

We are delighted to bring to the market this **TWO BEDROOM UPPER FLOOR FLAT** located in the delightful town of Ellon. Situated within commuting distance of Aberdeen, Peterhead and Inverurie and a short walking distance to town centre this property would be ideal for first time buyers or an excellent buy to let opportunity. The property is in good condition and benefits from electric heating and double glazing.

On entering the property you will find the double bedroom to your left which features ample built in storage and a large window out looking the front of the building. Across the hall is the bathroom fitted with a three piece white suite including shower over bath. Of particular note is the modern kitchen which is on open plan, fitted with stunning white gloss base and wall units complemented with wood effect worktops. The kitchen includes a hob, oven, extractor fan, washing machine, fridge and small table top freezer which will all be included in the sale.

Following through the property you will find the spacious lounge which also overlooks the front via the large bay window allowing natural light to flood in and also features a coal effect electric fire. Completing the property is the second bedroom which could be used as a

single room or study and includes a shelved cupboard.

Access to the flat is via stone steps to the rear of the building. A single wooden garage and shed are also pertain to this flat together with an exclusive garden area.

All carpets, curtains, blinds, light fittings are to be included in the sale. Viewing is highly recommended to fully appreciate what this lovely flat has to offer.

Hall 3.63m x 1.00m

Bedroom 1 3.69m x 2.40m

Lounge 3.94m x 3.75m

Bedroom 2 2.87m x 2.25m

Kitchen 2.00m x 1.97m

Bathroom 1.88m x 1.53m

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 through. 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.

From the centre of Ellon, continue up Station Road turning right into Commercial Road and take the second exit on the right onto Anderson Terrace. The property is located a short distance along this road on the left hand side as indicated by one of our 'for sale' signs.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/359747/8-Anderson-Terrace/Ellon/>

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