

**7 Mallard Road,
Newburgh, Ellon, AB41 6FL**
**Fixed Price
£115,000**

ASPC ref : 360334

 2 1 1 49 m² EPC **C** Council Tax Band **B**

Arrange a viewing
01224-623400

(Alex Hutcheon + Co)

Alex Hutcheon + Co

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Property features:


Occupying an enviable position at the end of a quiet cul de sac, this **UPPER FLAT** of a four flatted property would represent an excellent purchase for the first time buyer. The property is in good decorative order throughout featuring newly installed flooring and doors throughout thus affording the opportunity to move in with the minimum of inconvenience and amongst its added features, enjoys the benefits of Gas Central Heating, Double Glazing, Security Entry, a newly fitted upgraded Kitchen with breakfast bar and various integrated appliances and upgraded Shower Room. The carpets and newly fitted laminate floor finishes, curtains, blinds and light fitments are all to be included in the price.

Newburgh is a particularly pleasant coastal village having a strong community spirit and is within easy commuting distance of Aberdeen City centre approx 14 miles, Dyce and within easy access to Ellon. The beautiful local Beach and Forvie Nature Reserve offer a great variety of wild life. Local amenities include an 18 hole championship golf course, local shops, restaurants and primary school.

VESTIBULE: Vestibule with newly fitted Oak laminate flooring, coat rack.

HALL: Hall with telephone for security door locking system, deep walk in storage cupboard, access hatch to loft.

LOUNGE: 15'3" x 10'3" approx. Nicely proportioned bright airy Lounge with two windows, stainless steel curtain pole, venetian blinds, coving, newly fitted Oak laminate flooring, TV point on wall.

KITCHEN: 9'8" x 7'3" approx. The recently installed and well equipped Kitchen is fitted with an extensive range of base and wall units with co-ordinating work surfaces with matching Breakfast Bar, integrated Four Ring Ceramic Hob with Electric Oven below and Extractor above, stainless steel sink unit with mixer tap, fittings for plumbing in an automatic washing machine, triple spotlight. N.B. The Automatic Washing Machine and Fridge/Freezer are both to be included in the sale.

BEDROOM: 10'4" x 9'4" at longest and widest, approx. Double Bedroom to rear with large fitted wardrobe with shelves and hanging space, TV point on wall, stainless steel curtain pole.

BEDROOM: 10'4" x 7'6" at longest and widest, approx. Smaller Double Bedroom again to rear with double fitted wardrobe with shelf and hanging space and sliding mirror doors, curtain pole, TV point on wall.

SHOWER ROOM: Upgraded Shower Room with white suite with w.c., small w.h.b. set into vanity unit and matching corner shower tray set into an aqua panelled shower area with fitted thermostatic shower and glazed shower doors and screens, extractor fan, heated towel rail, downlighters, slate effect laminate flooring.

GENERAL: The carpets and newly fitted laminate floor finishes, curtains, blinds and light fittings are all to be included in the price.

LOFT: Insulated and part floored Loft with access by extending ladder.

OUTSIDE: Private Garden area laid out in lawn. Summerhouse may be available by separate negotiation.

PARKING: Two exclusive Parking Spaces.

EPC BANDING: "C"

From Ellon proceed out of the town centre south along the A90 Ellon/Aberdeen road and just after leaving the dual carriageway at Tippetty, turn left at the sign for Newburgh. As you come into the village, turn left at the junction onto Main Street and continue along for some distance, taking the third exit on the left onto Eider Road and then second left onto Mallard Road.

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

<https://www.aspc.co.uk/search/property/360334/7-Mallard-Road/Ellon/>

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