

17b Bridge Street,
Ellon, AB41 9AA

Fixed Price
£100,000

 **2**
 **1**
 **1**

 **41 m²**
 **EPC F**
 **Council Tax Band B**



Contact Solicitor

Adam Flowerdew & Reynolds
37 Broad Street
Peterhead
AB42 1JB

01779 404640

tanya@afrsolicitors.com

<https://www.afrsolicitors.com/>



Features

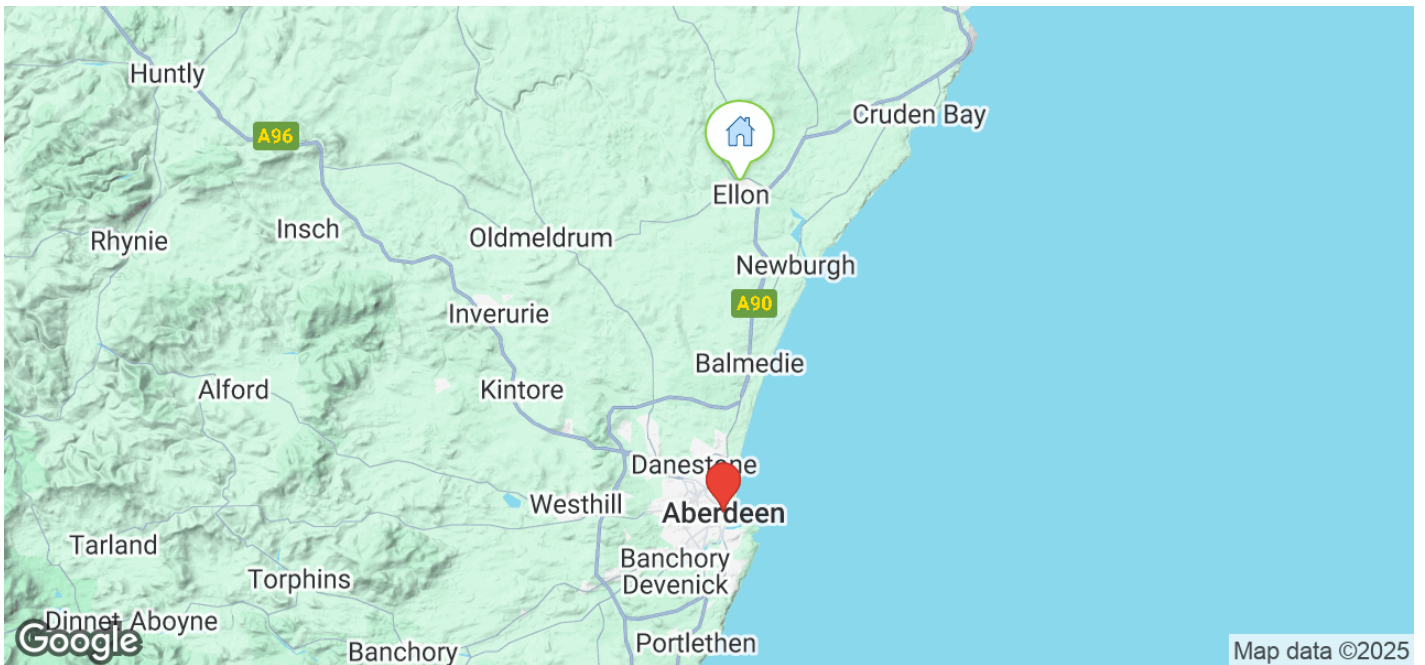
Description

Spacious two bedroomed fully furnished top floor flat

Situated in the town centre is this two bedroomed top floor flat suitable for a first time buyer or buy to let opportunity. The property is situated in a block of flats with secure entry. The subjects benefit from electric heating and double glazing. This is the ideal purchase for the first time buyer looking for a home within easy access to local facilities.

(Other information)

Property will be sold with all furniture, floor coverings, blinds and light fittings.



Accommodation comprises

Hallway Telephone entry system, coat hooks; radiator, doors leading to main rooms

Lounge: 3.25m x 3.15m (10'8" x 10'4") approx. Bright room with window to the side and velux window; tv and phone point; radiator.

Kitchen: 2.62m x 1.93m (8'7" x 6'4") approx. Velux window to the side; fitted wall and base units; stainless steel sink and drainer; electric oven and hob; integrated washing machine; expelair; radiator.

Shower Room: 2.51m x 1.83m (8'3" x 6'0") approx. Glazed window to the side; tiled floor; enclosed shower cubicle; white whb and wc; fully tiled.

Bedroom 1: 4.93m x 2.84m (16'2" x 9'4") approx. Window to the front; large double room; electric heater.

Bedroom 2: 4.75m x 2.90m (15'7" x 9'6") approx. Window to the front; large cupboard; double room; electric heater.

Photo gallery



View this property here

<https://www.aspc.co.uk/search/property/314047/17b-Bridge-Street/Ellon/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. 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.