

**Flat 1, Ythan Villa, 3 Ythan Terrace,**  
Ellon, AB41 9LJ

Price Over  
**£71,000**

**Under offer**

 1  1  1   32 m<sup>2</sup> EPC D Council Tax Band A



**Contact Seller**

Mr Beedie  
07715 705526

**Contact Solicitor**

Raeburn Christie Clark & Wallace  
7 The Square  
Ellon  
AB41 9JB

01358 720777

[ellon@raeburns.co.uk](mailto:ellon@raeburns.co.uk)

<http://www.raeburns.co.uk>



**Features**  Garden

**Description**

Situated in the heart of the busy town of Ellon, with all amenities nearby, this well presented **ONE BEDROOM GROUND FLOOR FLAT** benefits from Upvc Double Glazing and Electric Central Heating. The property would represent an excellent opportunity for the first time purchaser to acquire a ready to move into home in an excellent location or those seeking a buy-to-let investment. The accommodation comprises a bright open plan Lounge/Kitchen, shower room and good sized bedroom. Outside, there is an exclusive shed at the rear and communal drying area with ample parking spaces available at a nearby public car park.

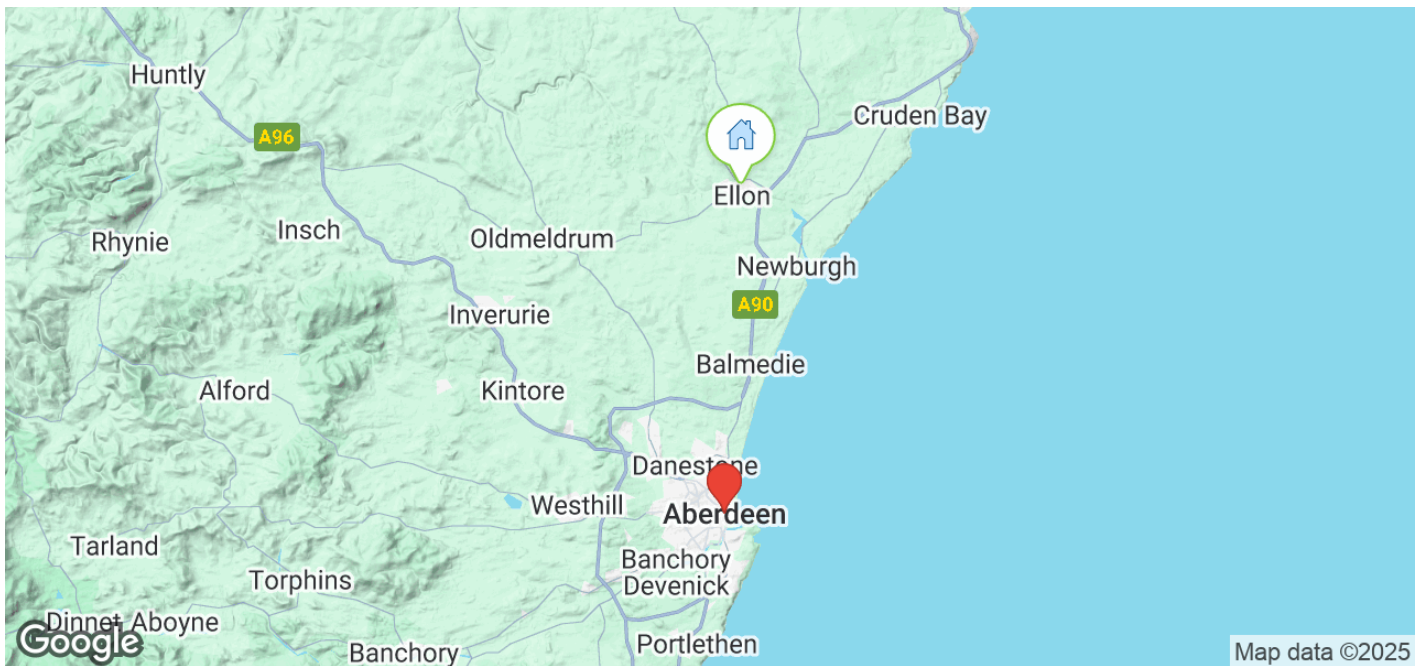
**Location** Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. It is an ideal base for commuters to the commercial and oil centres in the north east. The shopping facilities cater for everyday needs and amenities include several banks, churches, hotels and restaurants. There is also a large, modern

health centre, as well as leisure and sporting facilities which include fishing, golf, bowling, indoor racquet courts, fitness clubs and an all-weather floodlit pitch. Ellon has several primary schools and a new secondary academy.

**Other Information** Electric heating. uPVC double glazing. All carpets and other floor finishes, curtains, blinds and light fittings will be included in the sale together with the cooker and fridge.

## Directions

On entering Ellon north along the A90 Aberdeen/Ellon road, proceed straight ahead at the traffic lights. Continue over the bridge and turn left at the Buchan Hotel and the property is located on the right.



## Accommodation comprises

**COMMUNAL HALLWAY** Entered via a hardwood communal door with security entry system. Fitted carpet and wood paneling to dado height. Door to rear.

**HALLWAY** With fitted carpet, eye level cupboard housing the electric fuse box and Security Entry Handset.

**OPEN PLAN LOUNGE/KITCHEN (14'11" x 13'2" approx.)** A bright room with window to front. Ample space for free standing furniture. Television point, Heater and fitted carpet. The kitchen has been fitted with a range of base and eye level units incorporating a stainless steel sink and drainer. The units further incorporate an Electric cooker and fridge which are included in the sale price. Space for washing machine. Vinyl flooring.

**BEDROOM (10'9" x 8'10" approx.)** Spacious room located to the rear of the property. Fixed overhead units and built in wardrobe providing excellent storage space. Further built in cupboard. Fitted carpet.

**SHOWER ROOM (5'2" x 4'10" approx.)** Fitted with coloured suite comprising w.c., wash hand basin and shower cubicle. Vinyl flooring.

**OUTSIDE** The communal garden area is mainly laid out with stone chips for ease of maintenance. Exclusive shed.

## **View this property here**

<https://www.aspc.co.uk/search/property/343164/Flat-1-Ythan-Villa--3-Ythan-Terrace/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.