

**21b The Square,**  
Ellon, AB41 9JB

Fixed Price  
**£98,000**

 2  1  1   74 m<sup>2</sup> EPC E Council Tax Band C



**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**

**Description**

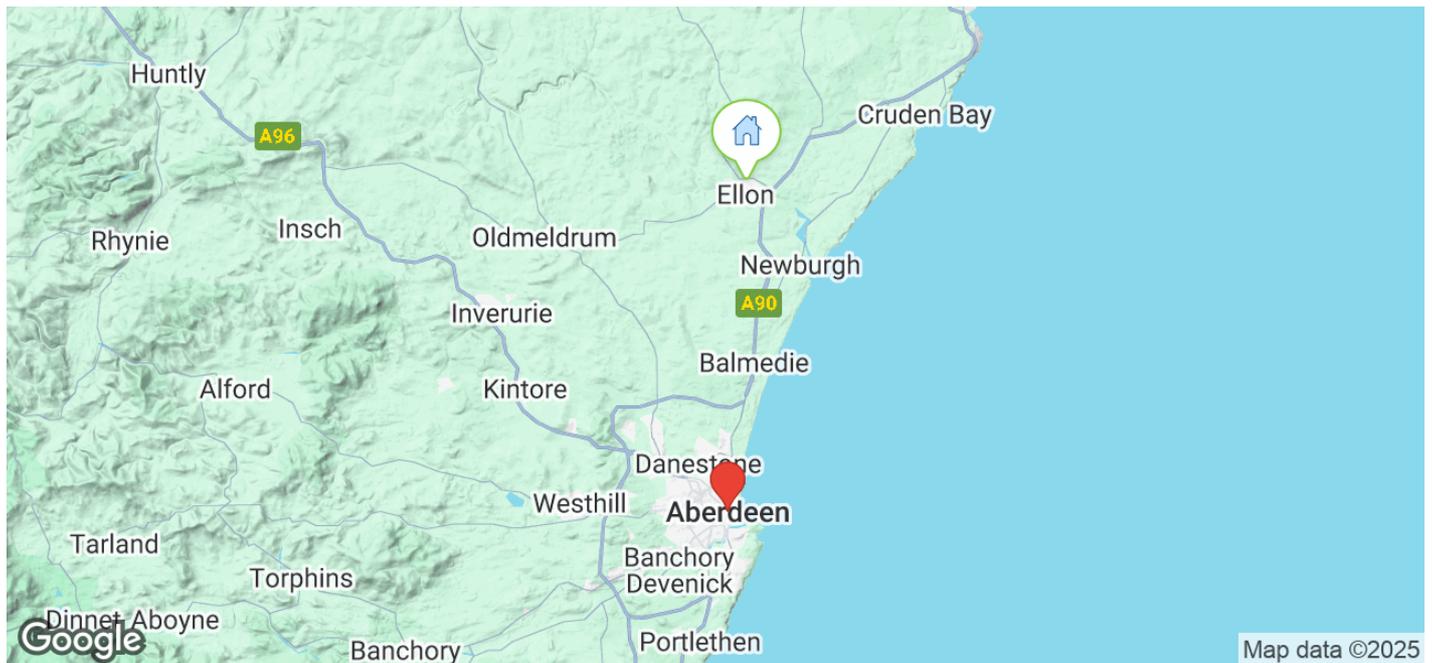
This striking, **two bedroomed double upper apartment** forms part of a traditional building and occupies a prime central location just off the old square. The property is situated on the door step of the town centre with all its amenities, and offers an ideal opportunity for the first time buyer or young couple to acquire an immaculate, ready to move into home. Sympathetically upgraded throughout and retaining many original features of its era, the accommodation comprises an entrance door and staircase leading to the bright landing with beautiful arched stained glass window, an elegant lounge with natural wood flooring and magnificent fireplace, a modern dining kitchen and upgraded bathroom.

A further staircase leads to a small landing and to two generously proportioned double bedrooms, one of which gives access to a handy study/box room. The property is tastefully presented throughout and would make an ideal starter home, and a parking permit is available to purchase from Aberdeenshire Council. Early viewing is highly recommended to fully appreciate this striking apartment together with its many fine features and enviable standard of finish throughout.

**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. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities.

## Directions

On entering Ellon north along the A90 Aberdeen/Ellon road, proceed straight on at the traffic lights, continue over the bridge and take the third exit off the roundabout onto Market Street. Turn left at the war memorial onto The Square and then turn immediate right onto a public carpark. The entrance to the property is on the left hand side, just before the old shop.



## Accommodation comprises

**Communal Hall:** A hardwood exterior door with stained glass side panel leads into the communal hallway, with staircase leading to the apartment.

### (Ground Floor)

**Entrance Hall and Landing:** A most attractive, bright hall with beautiful stained glass arched window to side, carpeted and presented in neutral paper décor. A further carpeted staircase leads to the upper landing.

**Lounge:** 4.93m x 3.51m (16'2" x 11'5") approx. An elegant room of generous proportions, tastefully presented in keeping with its origins with a feature paper wall and retaining the traditional deep skirting and plaster cornice. Overlooking the side and fitted with traditional wood flooring it allows ample space for furniture. A magnificent fireplace with inset cast iron open coal fire and slate hearth offers an eye catching focal point.

**Dining Kitchen:** 3.81m x 3.43m (12'5" x 11'3") approx. An attractively co-ordinated, upgraded kitchen, fully fitted with a comprehensive range of cherry wood storage cabinets at wall and base level finished with satin chrome handles. The generous runs of co-ordinating black marble effect gloss tops incorporates neutral cream tiled surrounds and an inset single drainer stainless steel sink with chrome

mixer tap. Vinyl flooring. Window to side. The slot-in electric cooker, automatic washing machine and fridge/freezer will remain together with the condenser dryer, located in bedroom 1.

**Bathroom:** 2.41m x 1.95m (7'9" x 6'4") approx. A tastefully co-ordinated, modern bathroom, fitted with a white pedestal wash hand basin, w.c. and bath with tiling along the wet wall, overhead electric shower and glazed shower screen. Laminate flooring. Deep silled opaque glazed window to side. Shelved airing cupboard.

### **(First Floor)**

**Upper Landing:** A bright, carpeted landing with window to side, giving access to the two bedrooms.

**Double Bedroom 1:** 3.55m x 3.49m (11'6" x 11'5") approx. An attractive generously proportioned room overlooking the side. Presented in modern emulsion décor and fitted with a beige carpet, it offers ample space for free standing furniture and incorporates a wall to wall built-in wardrobe with triple mirrored glass sliding doors.

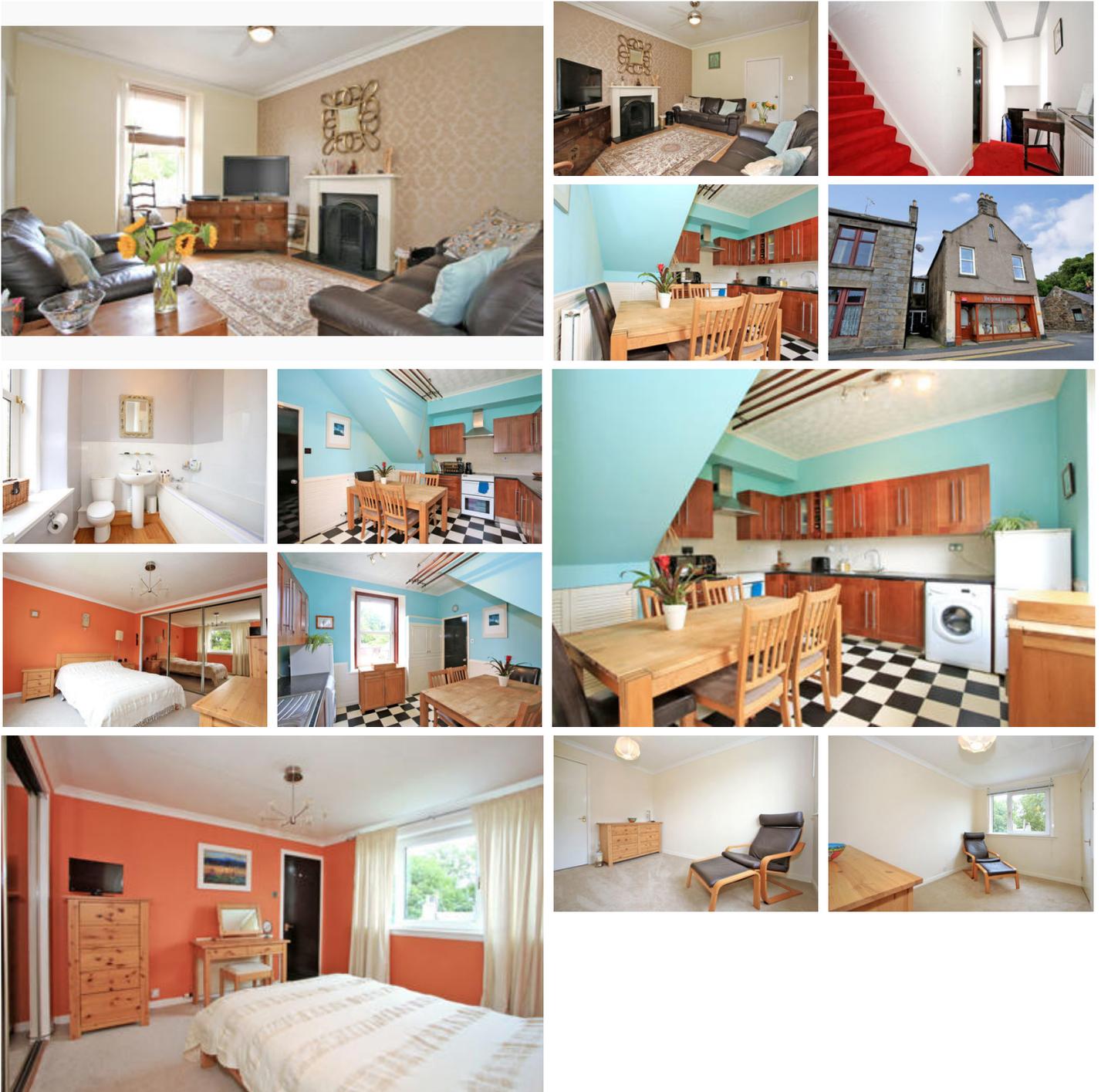
**Double Bedroom 2:** 3.48m x 2.39m (11'4" x 7'8") approx. A further bright and airy room, located to the side and stylishly presented throughout. An access door leads into a generously proportioned study/box room with velux window to side, housing the cold water tank.

### **(Other Information)**

Gas central heating. uPVC double glazing. All floor coverings, blinds and light fittings to remain. A parking permit is available to purchase from Aberdeenshire Council.

Dormer on flat roof has been replaced and comes with 10 year guarantee effective from 15th April 2017. The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.

## Photo gallery



**View this property here**

<https://www.aspc.co.uk/search/property/345880/21b-The-Square/Ellon/>

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