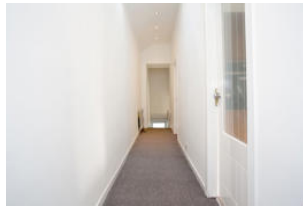


3 The Square, Ellon, AB41 9JB

Price Around
£130,000

 3  1  1   90 m² EPC G Council Tax Band C



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Features

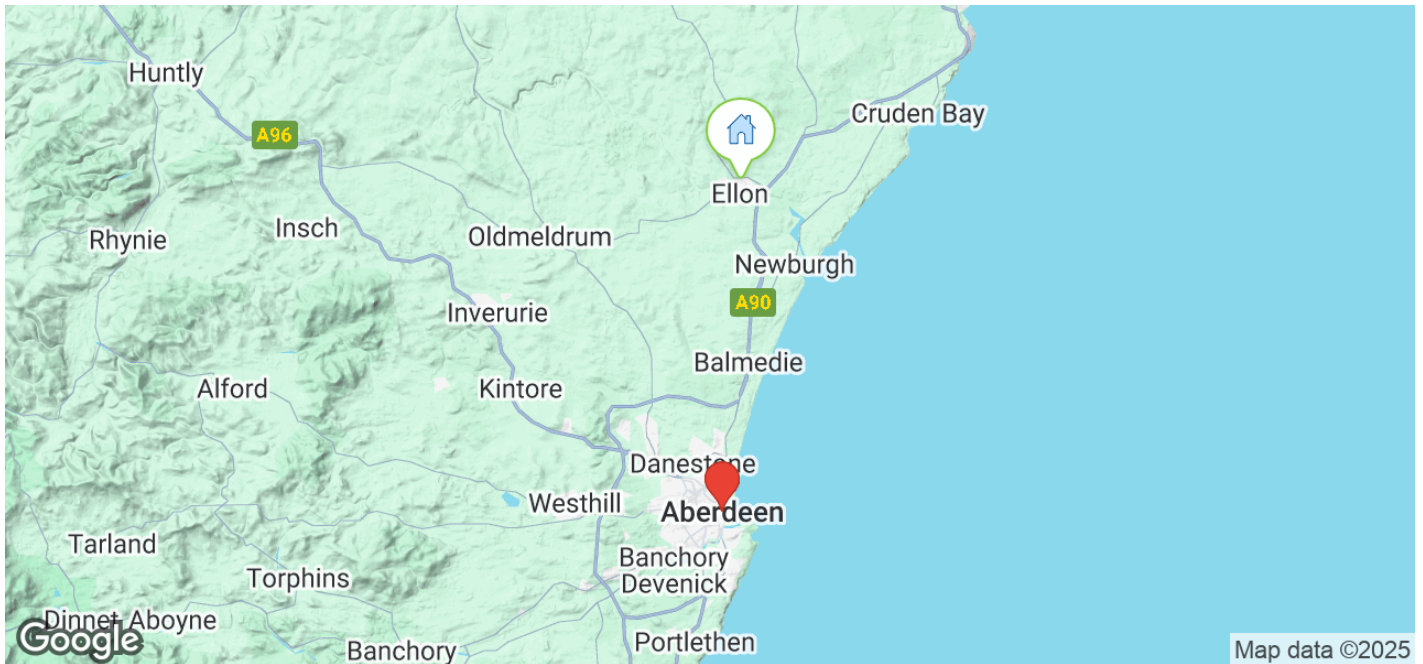
Description

This immaculately presented **self contained three bedroomed upper flat** is on split level and incorporates a large fully lined and carpeted attic room. The property has been recently upgraded and refurbished throughout and is in ready to move into condition with the minimum of inconvenience. It occupies a prime central location, on the door step of the town centre with its range of everyday amenities.

The accommodation comprises an entrance vestibule and staircase leading to the split level hallway, a well appointed lounge, fully fitted kitchen, spacious bathroom and three generous sized bedrooms. A staircase off the reception hall gives access to an extensive attic room which is carpeted and fully lined. The property has been upgraded to a high standard whilst retaining many traditional features of its era, including traditional white washed panelled inner doors, deep skirtings and high ceilings with plaster cornice. It is fully double glazed and fitted with electric storage heaters.

This property would make an ideal starter home, and a parking permit is available from Aberdeenshire Council. Early viewing is highly recommended to fully appreciate this striking property together with its

many features and enviable standard of finish.



Accommodation comprises

Entrance Vestibule Entered through a part glazed uPVC storm door from the front, with part glazed inner door and carpeted staircase leading to the upper reception hall.

Reception Hall A welcoming hall on “L” shaped split level, presented in neutral tones and fitted with a co-ordinating carpet and traditional white washed panelled inner doors. Deep silled window to side. Access door and staircase to attic room. Shelved storage cupboard.

Lounge; 4.47m x 3.79m (14’7” x 12’4”) approx. A bright, well presented room of generous proportions, retains the traditional window shutters, deep skirtings and plaster cornice. Overlooking the front, it is attractively presented in fresh neutral décor and fitted with a co-ordinating carpet.

Kitchen: 3.68m x 3.01m (12’1” x 9’9”) approx. A most attractive, fully fitted kitchen, offering a comprehensive range of walnut effect storage cabinets at wall and base level finished with satin chrome handles. The generous runs of co-ordinating black granite effect work tops incorporate stylish tiled surrounds and an inset twin bowl stainless steel sink with single drainer and mixer tap. Tiled effect flooring. Window to side. The built-in ceramic hob, electric oven and chrome canopy extractor will remain, together with the automatic washing machine and fridge/freezer.

Double Bedroom 1: 3.65m x 3.06m (11’10” x 10’0”) approx. A generous sized double bedroom, located to the side and freshly decorated in neutral paper décor, fitted with a co-ordinating carpet and retaining the traditional skirtings and plaster cornices. Built-in cupboard.

Double Bedroom 2: 3.30m x 2.87m (10’8” x 9’4”) approx. A further tastefully presented and generous sized room, located to the rear.

Bedroom 3: 3.19m x 2.51m (10’5” x 8’2”) approx. A good sized single bedroom, located to the front.

Bathroom: 4.82m x 1.44m (15’8” x 4’7”) approx. at longest A bright room, incorporating a white bath with tiled surrounds and shower attachment on taps, w.c. and pedestal wash hand basin. Tiled effect

vinyl flooring. Window to side and velux window to rear.

Attic Room: 7.08m x 4.27m (23'2" x 14'0") approx. A spacious attic room, fully lined and finished in emulsion décor with a co-ordinating carpet. Velux windows to front and rear.

(Outside)

There is a small shared courtyard area to the rear and bin storage area.

(Other Information)

Full double glazing. Electric storage heaters. All floor coverings, light fittings and white goods to remain.

View this property here

<https://www.aspc.co.uk/search/property/353101/3-The-Square/Ellon/>

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