

**Flat 35, Craighall Court, South Road,**  
Ellon, AB41 9HD

Price Around  
**£160,000**

**Under offer**

 **2**  **1**  **2**   **84 m<sup>2</sup>** EPC **C** Council Tax Band **B**



**Contact Solicitor**

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**Features**

**Description**

Situated in a popular residential location, close to all local amenities and within easy commuting distance of Peterhead, Dyce and Aberdeen, we offer for sale this **TWO BEDROOM TOP FLOOR APARTMENT**, which forms part of a quality modern residential development built by Stewart Milne Homes. Protected by security entry system and pleasant views over the River Ythan, the property is in good order affording the opportunity to move in with the minimum of inconvenience and would represent an excellent purchase for the first time buyer or for the letting investor. Benefiting from Double Glazing and Gas Central heating, the accommodation comprises: Hallway, Open plan Lounge and Kitchen, Master Bedroom with En suite shower, further bedroom and Bathroom with shower. Outside, private parking facilities for residents, visitors parking and landscaped grounds for which there is a formal factor. Viewing is highly recommend to fully appreciate the extent of accommodation that is on offer!

Ellon is a popular country town well served by a wide range of shopping facilities, public transport facilities, Primary and Secondary Schools together with an excellent range of local sporting and recreational attractions including a Community Swimming Pool, salmon and sea trout fishing in the River Ythan, an 18 hole Golf Course and the opportunity to enjoy lovely seaside walks at nearby Newburgh and at the Forvie Nature Reserve. The location is also within relatively easy commuting distance of Aberdeen and is extremely convenient for the Airport and the oil related offices at both Bridge of Don and Dyce.

### **The accommodation comprises**

**HALLWAY** Giving access to all accommodation, the Hallway has the advantage of two large built-in storage cupboards, one of which houses the boiler. Security Entry handset. Two central heating radiators and fitted carpet.

**OPEN PLAN LOUNGE AND KITCHEN 17'6" x 17'4" approx.** This extremely bright and spacious room offers ample space for a range of free standing furniture. French doors which open out to a river view balcony, further window, television and telephone points, two central heating radiators and laminate wood flooring. With window overlooking the river, the well appointed Kitchen has been fitted with a good range of modern base and eye level units incorporating a 1 ½ stainless steel sink, coordinating work surfaces and splashback tiling. The units further incorporate a gas hob with oven below and stainless steel hood above. Integrated washing machine, dishwasher and fridge freezer. Vinyl flooring.

**MASTER BEDROOM 15'1" x 13'2" approx.** A well proportioned Master Bedroom with double fitted wardrobe with shelves and hanging space and two sliding mirror doors. Television point, central heating radiator and fitted carpet.

**EN SUITE** Fitted with a modern white suite comprising w.c. and wash hand basin set into vanity unit with storage below and large shower cabinet with screen. Central heating radiator and vinyl flooring.

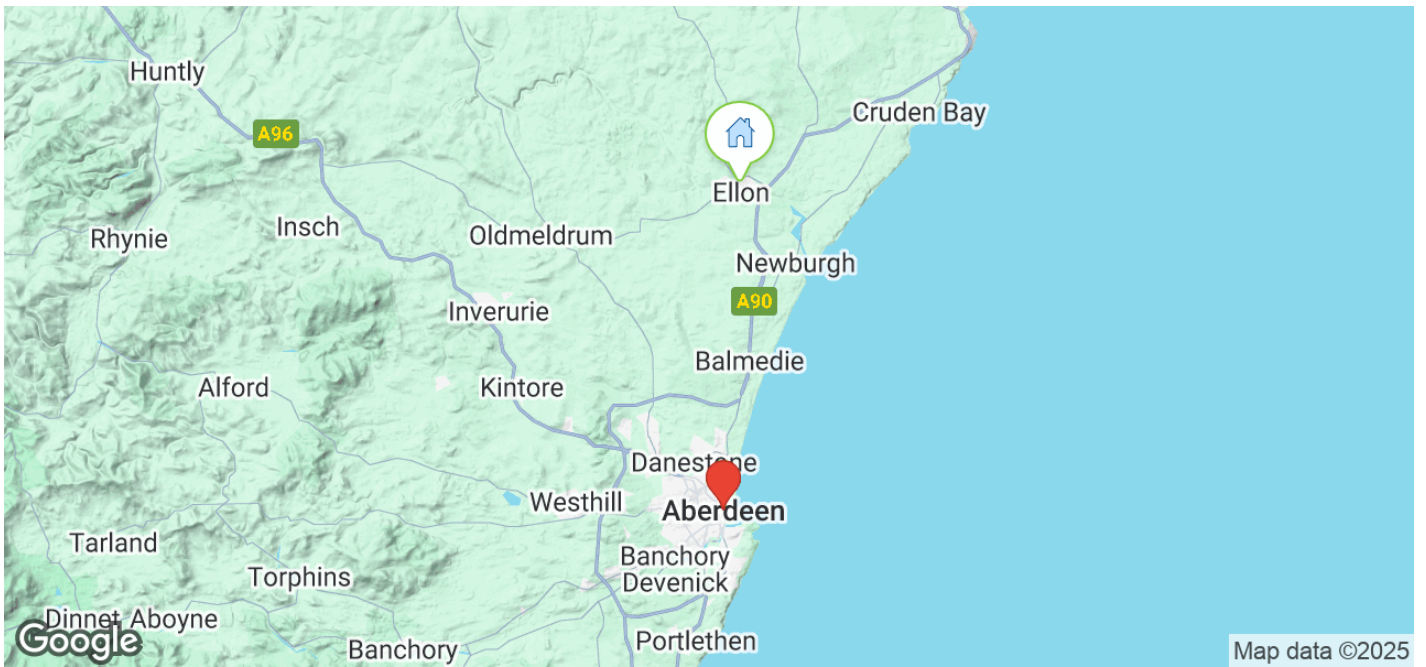
**BEDROOM 2 12'6" x 9'1" approx.** A further double bedroom also fitted with wardrobe with shelf and hanging space and two sliding mirror doors. Central Heating Radiator and Fitted Carpet.

**BATHROOM** Fitted with a white suite comprising w.c., wash hand basin set into vanity unit with matching wall units incorporating a pelmet and large mirror. Bath with shower over and screen to side. Central heating radiator and vinyl flooring.

**OUTSIDE** Residents' car parking with visitors parking also available in the landscaped grounds, for which a formal factoring agreement is in place.

**DIRECTIONS** From Aberdeen, proceed north along the A90 Aberdeen/Ellon road and take the first exit on the left at the bypass roundabout. Continue into Ellon and proceed straight ahead at the traffic lights, turning left just before the bridge onto Craighall Court.

**ITEMS INCLUDED** All carpets and other floor finishes, curtains, blinds and light fittings will be included in the sale.



### View this property here

<https://www.aspc.co.uk/search/property/355454/Flat-35-Craighall-Court--South-Road/Ellon/>

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