

Flat 4, Foresters Terrace, Ellon, AB41 9DF

Price Over
£83,000

Under offer

 1  1  1   45 m² EPC **F** Council Tax Band **A**



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Features



Garden

Description

This **self contained one bedroomed first floor flat** forms part of a traditional granite building and is situated in one of Ellon's most established residential areas, tucked down a quiet lane off the main road and enjoying tremendous south facing views across the Buchan countryside and the old bridge of Ellon. Ideally located within a short walk of the town centre and all its amenities, this property would make an ideal starter home, and retains the traditional panelled inner doors and plaster cornices. The accommodation comprises a lengthy hallway, a south facing lounge, a generously proportioned dining kitchen fitted with modern beech wood effect storage cabinets, double bedroom and bathroom. The property is fitted with uPVC double glazed windows and electric panel heaters. There is also a private south facing garden area and a shared drying green. Early viewing is recommended to fully appreciate.

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.

Reception Hall A lengthy hall, fitted with laminate flooring and retaining the traditional panelled inner doors.

Lounge 12'7" x 11'9" [3.88m x 3.64m] approx. This bright and sunny room is well appointed to fully appreciate the tremendous views across the old bridge of Ellon and open countryside beyond. Finished in cream tones and fitted with laminate flooring, it affords ample space for furniture and also retains the traditional plaster cornice. Shelved cupboard.

Dining Kitchen 12'9" x 11'5" [3.92m x 3.51m] approx. Located to the rear and offering ample space for a table and chairs. It is fitted with modern beech wood effect wall and base storage cabinets and incorporates co-ordinating worktops, tiled surrounds and a single drainer stainless steel sink. Traditional Fyfestone fireplace and open fire. Tiled effect flooring. Built-in cupboard.

Double Bedroom 10'10" x 9'8" [3.34m x 2.99m] approx. A bright room, located to the rear and affording glorious views across the old bridge and rolling countryside beyond. Presented in cream tones and fitted with a co-ordinating carpet, it is fitted with ample built-in cupboards.

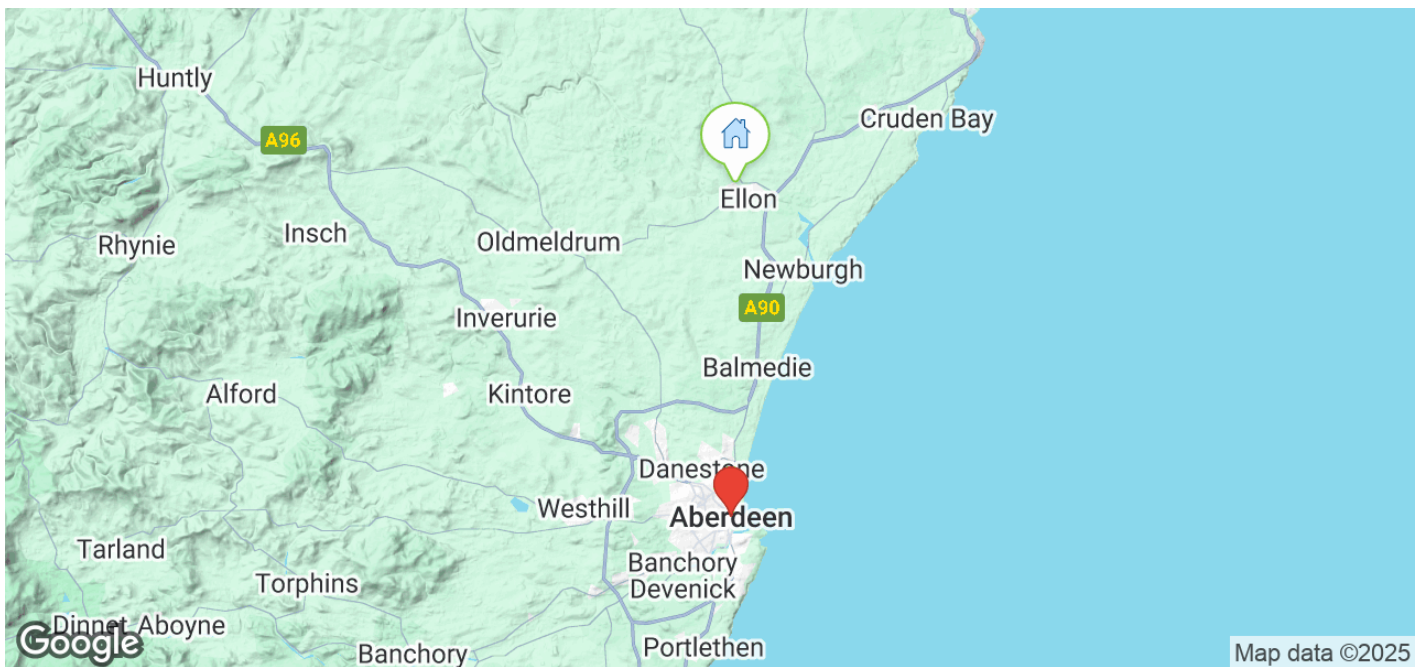
Bathroom 8'4" x 5'2" [2.56m x 1.59m] approx. Finished along the wet walls with aqua panelling and fitted with a white three piece suite incorporating a shower over the bath and folding shower screen. Tiled effect vinyl flooring. Opaque glazed window to front.

Basement A traditional shared basement incorporates a mutual store of considerable size and a private room which offers ample storage for garden implements and furniture etc.

Gardens Exclusive to number four is an excellent south facing garden area, together with a shared drying green.

Directions On entering Ellon north along the A90 Aberdeen/Ellon road, continue straight on at the traffic lights, proceed over the bridge and take the second exit off the roundabout onto Bridge Street and then turn first left onto Station Road. Continue along Station Road for some distance, passing the Esso Garage and Ellon Primary School. At the Newsagents, just before reaching Craigs Road, turn left onto Foresters Terrace. The flats are located on the right hand side.

Notes Electric panel heaters. uPVC double glazing. EPC=D.



View this property here

<https://www.aspc.co.uk/search/property/357081/Flat-4--Foresters-Terrace/Ellon/>

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