

154 Esslemont Circle,
Ellon, AB41 9XZ

Price Over
£142,500

Under offer

 **3**  **1**  **2**   **96 m²** EPC **E** Council Tax Band **B**



Contact Solicitor

Aberdeen Considine
57 Bridge Street
Ellon
AB41 9AA

01358 721893

Eln@ACandCo.com

<http://www.ACandCo.com>



Features  Garden

Description

Located within a popular residential area in the town of Ellon we are delighted to offer for sale this **LOVELY THREE BEDROOM END TERRACE HOME**. This property is within ideal commuting distance of Aberdeen or Peterhead and benefits from electric heating and double glazing.

This well proportioned property offers ideal family accommodation and features a spacious lounge with a large picture window to the rear and the focal point of a natural wood fire surround with electric stove. The generously sized kitchen has been fitted with light beech base and wall units which provide excellent storage, whilst there is also a door to the rear garden. Additionally all integrated appliances including the oven, hob, extractor fan, fridge freezer, microwave and washing machine to be included in the sale. Also on this floor is the family bathroom which is fitted with a three piece suite, vanity unit and a shower above the bath.

Upstairs the bedrooms are all of good size and fitted with laminate floorings. The master bedroom is located to the front and has the luxury of a large double sliding door fitted wardrobe. Additionally bedroom 2 is to the rear and benefits from a further set of double sliding door mirror wardrobes whilst bedroom 3 to the front has a lovely outlook to the garden. Completing the accommodation is a shower room with fitted vanity unit and aqua panelling.

Externally to the front the garden has been lovingly maintained and is accessed through a hedged archway. With a summerhouse and a good sized area of patio paving this lovely garden is perfect for relaxed al fresco dining. To the rear, the garden has been laid to patio and is easily maintained whilst there is also a good sized shed to remain.

All fixed floor covering, curtains, blinds, light fittings and shades are to remain and viewing of this property is highly recommended to fully appreciate the spacious extent of accommodation on offer.

Lounge 4.40m x 3.25m (14'5" x 10'8")

Kitchen 4.60m x 3.25m (15'1" x 10'8")

Master Bedroom 3.40m x 2.80m (11'2" x 9'2")

Bedroom 2 3.35m x 3.35m (11' x 11')

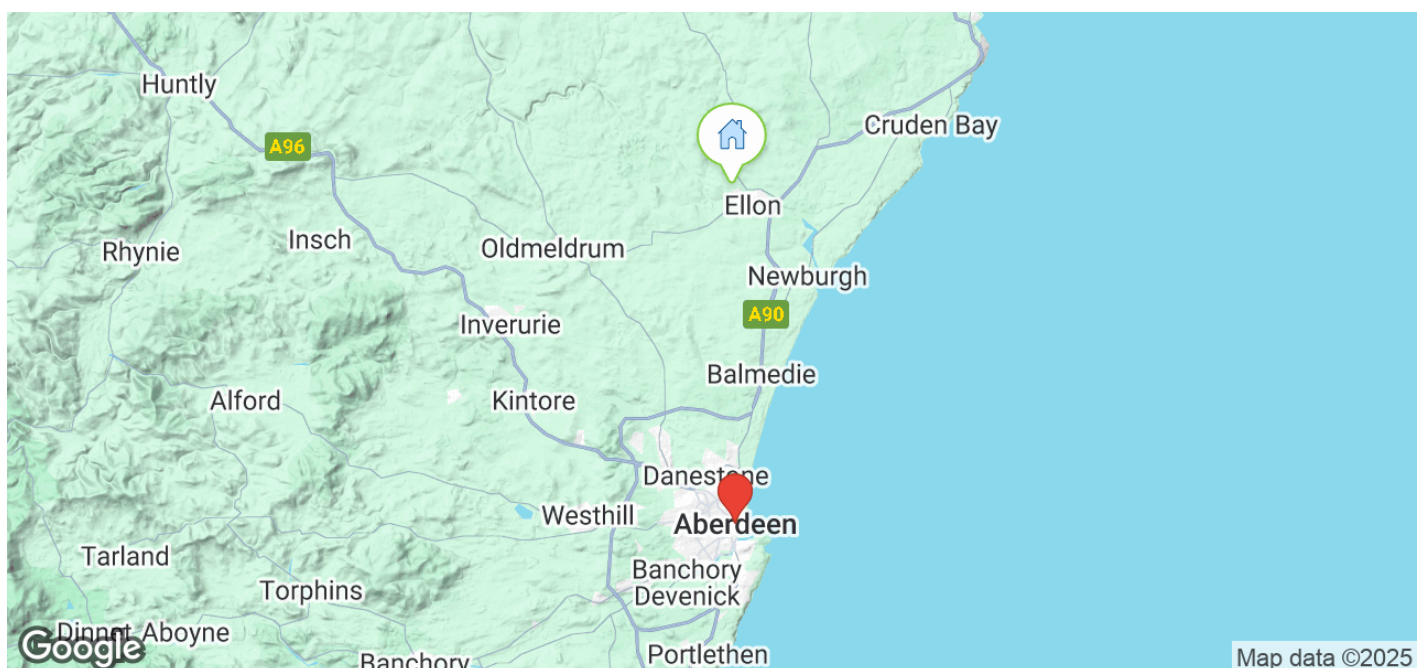
Bedroom 3 3.20m x 3.00m (10'6" x 9'10")

Bathroom 3.10m x 1.70m (10'2" x 5'7")

Shower Room 1.35m x 1.30m (4'5" x 4'3")

Hall 2.00m x 2.00m (6'7" x 6'7")

On entering Ellon continue straight ahead at the roundabout onto Bridge Street taking the next left onto Station Road. Follow along Station Road for some distance onto Craigs Road. Without taking the first left onto Esslemont Circle, continue straight on past the Co-op and take a left onto Esslemont Circle. Take the first left again into the cul-de-sac where number 154 is indicated by our 'For Sale' sign.



View this property here

<https://www.aspc.co.uk/search/property/357395/154-Esslemont-Circle/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.