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14 CRAIGHALL COURT, ELLON, AB41 9HD



**Executive Two Bedroomed First Floor
Apartment in Prime Central Location**

OFFERS AROUND
£150,000

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Accommodation Overview

Reception Hall, Lounge/Kitchen, Master Bedroom with En Suite Shower Room, Double Bedroom 2 and Bathroom. Residents' Parking.

This immaculate executive two bedroomed first floor apartment offers an excellent level of accommodation and enjoys glorious views across river Ythan and centre of the town beyond. Finished throughout to a high standard and benefiting from uPVC double glazing and gas central heating, the accommodation includes a striking lounge with French doors and Juliette balcony looking out across the river view, a well co-ordinated kitchen on open plan to the lounge, fully fitted with integrated appliances, two double bedrooms, one with en suite shower room, and a superb beautifully co-ordinated bathroom fitted with built-in storage cabinets. There are ample mutual parking spaces to the front, and well kept gardens, for which a factor fee applies. The property is finished in modern neutral décor throughout, with oak veneer fire proof inner doors, and is economical and easy to run. Offering a bright and modern ambiance, which would be particularly appealing to a young couple or family, this property affords an excellent opportunity to acquire a pristine apartment in ready to move into condition. Early viewing is genuinely recommended to fully appreciate its many modern features and excellent central location.



Reception Hall

A welcoming hall on "L" shape, carpeted and fitted with wood veneer fireproof inner doors. Security entry handset. Two large built-in cupboards offer excellent hanging and storage space and also houses the central heating boiler and hot water cylinder.

Lounge

29'7" x 14'1" [9.04m x 4.28m] approx. into kitchen area

A most attractive room of generous proportions, with French doors and Juliette balcony overlooking the river Ythan. An additional window to the side draws excellent natural light into the room which is on open plan to the kitchen. It is presented in neutral tones and fitted with a beige carpet.

Kitchen

This well co-ordinated kitchen is fully quipped for todays modern lifestyle and offers a comprehensive range of beech wood effect storage cabinets at wall and base level, including an integrated dishwasher, automatic washing machine, fridge/freezer, fan assisted oven, gas hob and chrome chimney style extractor. The generous runs of co-ordinating worktops incorporates attractive tiled splashbacks, a fixed breakfasting table for casual dining and a 1.5 bowl stainless steel sink with chrome mixer tap. Vinyl flooring.



Master Bedroom

16'7" x 8'7" [5.10m x 2.66m] approx.

A well appointed room, located to the rear with views across the river Ythan and the centre of the town. It is attractively presented in neutral tones and fitted with a beige carpet. The built-in bespoke white wardrobes, overhead cupboards and bedside cabinets will remain. Built-in double wardrobe with mirrored sliding doors.

En suite Shower Room

7'0" x 5'6" [2.14m x 1.71m] approx.

Stylishly tiled along the wet walls, comprising a double sized self contained shower enclosure and a two piece suite set into beech wood effect storage cabinets with co-ordinating tops and overhead cabinet with mirrored doors. Vinyl flooring. Extractor. Electric shaver socket.

Double Bedroom 2

12'6" x 8'8" [3.84m x 2.68m] approx. into doorway

This well presented room offers lovely views across the rear over the river Ythan towards the centre of the town. Finished in neutral décor and fitted with a beige carpet, it also incorporates a built-in double wardrobe with mirrored sliding doors.



Bathroom

7'9" x 7'2" [2.41m x 2.18m] approx. into bath

A most attractive bathroom, finished along the wet walls with modern white ripple effect tiling. It is fitted with a co-ordinating white bath with overhead shower and glazed shower screen, and two piece white suite set into beech wood effect wall and storage cabinets, co-ordinating tops and recess illuminated mirror above the sink. Tiled effect flooring. Electric shaver socket.

Outside

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

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 from the south along the A90 Aberdeen/Ellon road, continue straight on at the traffic lights and turn left just before the bridge onto Craighall Court. The property forms part of the first building on the right hand side.

Notes

Gas central heating. Double glazing. EPC=B. All fitted floor coverings, curtains, blinds and light fittings to remain.

Viewing

Please telephone the Selling Agent's Ellon office.

Office Reference: JHN/JC/Ellon

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