

**Raeburn  
Christie  
Clark &  
Wallace**

**for life & business**

**Aberdeen**

399 Union Street  
AB11 6BX  
Tel 01224 56 46 36

**Banchory**

75 High Street  
AB31 5TJ  
Tel 01330 82 29 31

**Ellon**

7 The Square  
AB41 9JB  
Tel 01358 72 07 77

**Inverurie**

6 North Street  
AB51 4QR  
Tel 01467 62 93 00

**Stonehaven**

1 Market Buildings  
AB39 2BY  
Tel 01569 76 29 47

E-mail:  
[property@raeburns.co.uk](mailto:property@raeburns.co.uk)

[www.raeburns.co.uk](http://www.raeburns.co.uk)

**164 NESS CIRCLE, ELLON, AB41 9BX**



**One Bedroomed Maisonette with Gardens  
to Front and Side**

OFFERS OVER  
**£105,000**

# 164 NESS CIRCLE, ELLON, AB41 9BX

## One Bedroomed Maisonette with Gardens to Front and Side

OFFERS OVER £105,000

### Accommodation Overview

Lounge, Kitchen, Double Bedroom and Bathroom.  
Gardens to Front and Side. Off-Street Parking.

Occupying a pleasant location with exclusive low maintenance gardens to front and side, this well presented one bedroomed maisonette with off-street parking is in good order throughout, providing an excellent opportunity to the first time buyer or those looking for a buy to let. The accommodation includes a modern lounge and fully fitted kitchen on the ground floor, with a feature spiral open tread carpeted staircase leading to the double bedroom on the upper floor, and bathroom with white suite and shower over the bath. The property benefits from uPVC double glazing and electric heating, and will be sold with the brand new built-in oven and ceramic hob, and the automatic washing machine (1 year old). All the furniture within the property can also be included if needed. An extensive built-in wardrobe and shelved airing cupboard ensures ample storage, and an access hatch leads to the loft space. Offering an ideal opportunity to acquire an affordable, easy to run home, early viewing is highly recommended to fully appreciate.



## Lounge

**4.95m x 4.32m (16'2" x 14'2) approx. at widest**

A well appointed room with full length picture window to front, accessed through a uPVC storm door. Incorporating a modern feature paper wall and fitted with laminate flooring, it gives access to the kitchen, and a carpeted open tread staircase leads to the upper floor.

## Kitchen

**1.99m x 1.79m (6'6" x 5'10") approx.**

Overlooking the garden to front and fitted with wall and base storage cabinets in a beech wood effect finish, incorporating runs of co-ordinating granite effect worktops, tiled splashbacks and an inset stainless steel sink and drainer. Tiled floor. The brand new electric ceramic hob and oven, and automatic washing machine (1 year old) will remain.



## Upper Landing

A carpeted landing with window to side and built-in cupboard housing the hot water tank. Access hatch to loft space.

## Double Bedroom

**3.33m x 2.46m (10'11" x 8'0") approx.**

A generous sized double bedroom overlooking the garden to front and fitted with extensive built-in sliding door wardrobes. It is presented in neutral tones with a feature paper wall. Laminate flooring.

## Bathroom

**2.33m x 1.84m (7'7" x 6'0") approx.**

Tiled along the wet walls in neutral tiling and fitted with a three piece white suite, incorporating a shower over the bath and glazed shower screen. Window to front. Slate tiled effect flooring. Extractor fan. Tall chrome ladder towel radiator.



## Gardens

The enclosed garden to the front is bounded by fencing and laid to lawn, incorporating gravelled beds suitable for potted plants, and a small paved seating area. There is also a further exclusive garden area to the side which is laid with gravel and fitted with a rotary clothes dryer. Garden shed to remain. A small store located to the front is handy for storing garden tools and houses the electric fuse box and gas mains pipe.

## 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, proceed straight ahead at the traffic lights, continue over the bridge and take the second exit off the roundabout onto Bridge Street. Turn first left onto Station Road and continue along for some distance, passing the Esso Garage and Ellon Primary School. Turn right onto Commercial Road and continue up the hill and onto Ness Circle. Proceed past the first cul-de-sac and take the next road on the left, still on Ness Circle. Number 164 is immediately on the left, as indicated by our For Sale board.

## Notes

Electric heating. uPVC double glazing. EPC=E. All floor coverings, blinds, curtains and light fittings to remain. New electric hob and oven. Automatic washing machine (1 year old). All furniture within the property can also be included.

## Viewing

Please telephone 07787 131116 or the Selling Agent's Ellon Office.

## Office Reference: JHN/JC/Ellon

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

**For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400**

Raeburn Christie Clark & Wallace LLP is a limited liability partnership registered in Scotland Reg No. SO306741. Registered Office: 12-16 Albyn Place, Aberdeen AB10 1PS  
Raeburn Christie Clark & Wallace is the trading name of Raeburn Christie Clark & Wallace LLP. VAT registration number 265 3224 69

[www.raeburns.co.uk](http://www.raeburns.co.uk)

**Raeburn Christie Clark & Wallace**  
for life & business