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34 WESTERN AVENUE, ELLON, AB41 9EU



**Upgraded Two Bedroomed Self Contained
First Floor Flat with Exclusive Gardens**

OFFERS OVER
£100,000

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Accommodation Overview

Entrance Vestibule and Landing, Reception Hall, Lounge, Kitchen, Two Double Bedrooms and Shower Room. Exclusive Gardens.

This most attractive self contained two bedroomed first floor flat forms part of the ever popular Meikle Mill Development of Ellon and is particularly well appointed, within close proximity of the local primary and nursery school, supermarket and bus services, together with the Ellon Academy and Community Campus and the AWPR with its excellent road links north and south. Enjoying a bright and sunny position, it offers an ideal opportunity for the first time buyer to acquire a ready to move into home, with the added benefit of uPVC double glazing and gas central heating. Access to the flat is through a uPVC storm door, opening into the bright vestibule with staircase to upper landing. Following on is the modern reception hall fitted with white panelled inner doors and attractive carpeting, the elegant lounge with picture window to front, generously proportioned kitchen, two double bedrooms and striking refurbished shower room. The property is presented in tasteful décor throughout, further complementing its modern appeal. There is an exclusive garden to the front and rear, together with mutual driveway and drying green. Early viewing of this most attractive home is highly recommended to fully appreciate its excellent setting and standard of finish.



Entrance Vestibule and Landing

A bright vestibule, fitted with vinyl flooring and accessed through a part glazed uPVC storm door. Carpeted staircase to upper landing with window to side and door to reception hall.

Reception Hall

A carpeted hall on "L" shape, fitted with modern white panelled inner doors and finished in neutral emulsion décor. Deep built-in shelved cupboard. Access hatch to loft.

Lounge

4.50m x 3.34m (14'8" x 10'10") approx.

This most attractive, elegant room is located to the front. Presented in emulsion décor and incorporating a feature paper wall and co-ordinating grey carpet, it catches the sun for much of the day and provides space for freestanding furniture.

Kitchen

3.75m x 2.75m (12'3" x 9'0") approx. into window

Fitted with a comprehensive range of wall and base storage cabinets in a light ash wood finish and incorporating runs of co-ordinating black marble effect worktops and an inset 1.5 bowl sink/drain and mixer tap. Tiled effect vinyl flooring. Plumbed for automatic washing machine which will remain, together with the fridge/freezer, the built-in electric ceramic hob, oven and extractor.

Double Bedroom 1

3.70m x 3.34m (12'1" x 10'10") approx. into wardrobe

Presented in co-ordinating emulsion décor and located to the rear, this generous sized double bedroom provides ample space for freestanding furniture. Oak effect laminate flooring.

Double Bedroom 2

2.95m x 2.73m (9'7" x 8'10") approx.

A bright and airy room with window to front, presented in emulsion décor and fitted with laminate flooring. Built-in storage cupboard.

Shower Room

2.94m x 1.44m (9'6" x 4'7") approx.

A beautifully upgraded shower room, finished throughout in modern tiling and co-ordinating "sparkle" aqua panelling, with PVC ceiling panels and LED recess lighting. It is fitted with a self contained shower enclosure with glazed shower door, w.c. and an inset wash hand basin with gloss storage drawers underneath and co-ordinating tall cabinet with overhead illuminated touch control mirror. Slate effect flooring. Chrome ladder radiator. Opaque glazed window to side.

Gardens

The garden to the front is laid partly to lawn, incorporating a paved seating area and borders of top soil ready for planting out. Shared driveway to side. To the rear of the property is a private garden which is laid to lawn, incorporating a garden shed and rotary clothes dryer, which will remain.



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, turn left at the traffic lights onto Riverside Road and continue for some distance, taking the second exit on the right onto Western Place and then immediate left onto Western Avenue. The property is located on the right hand side, as indicated by our For Sale board.

Notes

Gas central heating. uPVC double glazing. EPC=C. All floor coverings, curtains and light fittings to remain.

Viewing

Please telephone 07794 779734 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.



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