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8 UNION COURT, ELLON, AB41 9EF



**Modern Two Bedroomed First Floor Flat in
Prime Central Location**

OFFERS OVER
£119,995

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Accommodation Overview

Reception Hall, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom. Allocated Parking Space.

This most attractive two bedroomed first floor apartment is ideally situated close to the centre of the town with all its' amenities literally on the doorstep, yet is off the main thoroughfare. Forming part of a modern building, the accommodation, which is generously proportioned throughout includes a welcoming hallway with built-in cupboard and access hatch to part floored loft fitted with light, a most attractive upgraded kitchen, an elegant lounge with picture window to front, two double bedrooms, both with built-in storage, and family sized bathroom with shower over the bath. The property benefits from full double glazing and electric heating, and is stylishly presented in neutral tones throughout, complemented with quality floor coverings and wood veneer inner doors. There is an allocated parking space within the large car park at the side, together with visitor parking, and well kept communal grounds. A factor fee is payable for the upkeep of the grounds, communal hallways and building insurance. Ellon connects to the AWPR which offers ease of access to Aberdeen, Bridge of Don and Dyce, the industrial estates to the west and major road links north and south. This property would make a splendid opportunity for the first time buyer or young couple to acquire a ready to move into home with the minimum of fuss, and in a prime location, for which early viewing is recommended.



Reception Hall

A welcoming hall, giving access to all the accommodation. Presented in neutral tones and fitted with wood veneer inner doors and laminate flooring, it gives access to all the accommodation. Security entry handset. Base meter cupboard. Access hatch and fixed ladder to part floored loft space fitted with light. Hot water cylinder cupboard.

Lounge

4.34m x 3.80m (14'2" x 12'5") approx.

This well appointed room with picture window to front is attractively presented in neutral emulsion décor and fitted with a co-ordinating grey carpet. It provides ample space for furniture.

Dining Kitchen

4.40m x 2.35m (14'4" x 7'7") approx.

A most attractive upgraded kitchen with window to front. Offering space for a table and chairs, it is fitted with a comprehensive range of wall and base storage cabinets in a light bleached oak effect and incorporates runs of co-ordinating worktops, stylish grey stone effect splashbacks and an inset 1.5 bowl sink/drain and mixer tap. Laminate flooring. Electric cooker point. Plumbed for automatic washing machine and space for free standing under counter appliances.



Double Bedroom 1

3.56m x 3.10m (11'7" x 10'2") approx.

This bright and airy room overlooks the garden to rear and provides space for free standing furniture. A built-in double wardrobe with mirrored sliding doors provides ample hanging and storage space. It is attractively presented in neutral emulsion décor and fitted with a grey carpet.

Double Bedroom 2

2.96m x 2.34m (9'7" x 7'7") approx.

A further bright and airy room with window to rear, carpeted and presented in neutral emulsion décor. Built-in wardrobe.

Bathroom

3.16m x 1.84m (10'4" x 6'0") approx.

A generous sized bathroom, fitted with a white three piece suite and incorporating a shower over the bath, aqua panelled wet walls and glazed shower screen. Extractor fan. Electric shaver socket.



Outside

The property is set with well kept gardens to the front, side and rear which are maintained under a factor fee, which also includes the upkeep of the communal hallways and covers the buildings insurance. There is a car park at the side of the building which provides ample resident parking, together with an allocated parking space.

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 AWPR (A90) Aberdeen/ Peterhead road, proceed straight on at the traffic lights and take the second exit off the roundabout onto Bridge Street. Take the second exit on the left onto Union Street and proceed past the fire station and the church. Union Court is located on the left hand side of the road, as indicated by our for sale board.





Notes

Electric heaters. Double glazing. EPC=C. All fitted floor coverings and light fittings will remain.

Viewing

Please telephone 07796 776675 or the Selling Agent's Eilon Office.

Office Reference: JHN/JC/Eilon

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

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