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11 FORTIES FIELD CRESCENT, ELLON, AB41 9BS



**Four Bedroomed Detached Dwellinghouse
and Single Garage**

OFFERS AROUND
£238,000

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Accommodation Overview

Entrance Hall, Lounge, Kitchen/Dining Room, Inner Hall, Double Bedroom Four and Shower Room. Upper Landing: Three Bedrooms and Bathroom. Single Garage.

This well appointed four bedroomed detached dwellinghouse with single garage is situated within a most popular residential development of Ellon, close to the local primary school, nursery, supermarket and post office. The property has been extended to the rear to further increase the accommodation, which comprises of a bright entrance hall following through to the exceptionally spacious south facing lounge, modern fully fitted kitchen/dining room on open plan and rear hallway with double bedroom four and shower room. Completing the accommodation on the upper floor are three further bedrooms and the family bathroom. A tarred driveway offers off-street parking and gives access to the single garage. The extensive gardens, which are on a pleasant corner site, are fully enclosed, well maintained and ideal for families with children and pets. Benefiting from full double glazing and gas central heating, this is an ideal family home, and being south facing it is particularly bright and airy, catching the sun for much of the day. Offering a deceptively spacious level of accommodation, early viewing is highly recommended to fully appreciate.



Entrance Hall

Accessed through a hardwood storm door with co-ordinating insets on either side. Shelved cupboard with access door to the electric consumer unit. Carpeted staircase to upper floor.

Lounge

7.65m x 4.37m (25'1" x 14'3") approx.

An exceptionally generously proportioned room, enjoying a south facing position and incorporating two full length picture windows to front. It provides ample space for furniture and is fitted with a Fyfestone fireplace and cast iron stove (for decorative purposes only).

Kitchen/Dining Room

4.95m x 3.99m (16'2" x 13'0") approx.

An attractively co-ordinated room on open plan with dual aspect windows to side and rear and uPVC access door leading out to the garden. This stylish kitchen is fitted with a comprehensive range of wall and base storage cabinets in a matte cream finish and incorporates runs of co-ordinating oak effect worktops and a co-ordinating breakfasting table for casual dining. Stainless steel sink/drainer and mixer tap. A large walk-in cupboard with plumbing for an automatic washing machine also houses the central heating boiler and is fitted with light. The built-in electric ceramic hob, double oven and chrome/glass extractor will remain, together with the integrated dishwasher and built-in fridge. Oak effect waterproof flooring.



Rear Hallway

Gives access to bedroom four and the shower room. Hatch to loft space.

Double Bedroom 4

3.54m x 2.79m (11'6" x 9'2") approx. into doorway

A nicely presented room, located to the rear. Built-in wall to wall bespoke sliding door wardrobes provide excellent storage and hanging space, and gives access to the second consumer unit.

Shower Room

2.22m x 1.55m (7'3" x 5'1") approx.

Fully tiled and incorporating a two piece suite and self contained shower enclosure with glazed sliding doors. Ceramic tiled floor. Opaque glazed window to side.

Upper Landing

A bright landing with window to side and built-in cupboard housing the hot water cylinder. Access hatch to loft.

Double Bedroom 1

3.26m x 3.03m (10'7" x 9'9") approx.

An attractively presented room with window to rear and built-in wardrobe fitted with light and shelving.



Double Bedroom 2

3.96m x 2.36m (12'10" x 7'7") approx.

A further generous sized double bedroom, south facing and enjoying plentiful daylight. It provides pleasant views across the rooftops of Ellon and countryside beyond. Built-in wardrobe with light, fitted with hanging rails.

Bedroom 3

3.08m x 2.50m (10'10" x 8'2") approx.

A further south facing room, presented in emulsion décor and incorporating a built-in storage cupboard.

Bathroom

2.14m x 1.88m (7'1" x 6'2") approx.

Fully tiled throughout and fitted with a three piece suite, incorporating a shower over the bath. Opaque glazed window to side. Vinyl flooring.

Garage

5.72m x 2.83m (18'8" x 9'3") approx.

A tarred driveway provides off-street parking and gives access to the single garage with up and over door, power and light. The garage roof was replaced in September 2021.



Outside

The garden to the front and side is bounded by mature hedging and laid mainly to lawn, incorporating pathways, planted shrubberies and a lovely meadow of spring flowers. The garden to the further side and rear is fully enclosed and ideal for families with children and pets. The rear garden is on three levels, and planted with established shrubs, hedging and two apple trees. The lower level incorporates paved pathways and a seating area for al fresco dining and on the middle level a lawn with garden shed. There is a further paved area on the upper level which incorporates a garden pond. External water tap and power point.

Location

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only approximately 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, and swimming pool.

Directions

On entering Ellon from the south along the A90 Aberdeen/Ellon road, proceed straight ahead at the traffic lights and take the second exit off the roundabout onto Bridge Street. Turn first left onto Station Road and continue along for some distance, proceeding onto Craigs Road. Turn right at the end of Craigs Road onto Millwood Road and then take the first left onto Craigend Road. Proceed up the hill, turning right onto Forties Field Road and then right again at the T-junction onto Forties Field Crescent. The property is the last house on the left, as indicated by our For Sale board.

Notes

Gas central heating. uPVC double glazing. EPC=D. All fitted floor coverings and blinds to remain.

Viewing

Please telephone 07840 236438 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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