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48 COMMERCIAL ROAD, ELLON, AB41 9BD



**Well Appointed, Upgraded Two Bedroomed
Semi Detached Dwellinghouse**

OFFERS OVER
£150,000

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Accommodation Overview

Vestibule, Hallway, Lounge/Kitchen, Two Double Bedrooms and Bathroom.

This well maintained two bedroomed semi detached dwellinghouse stands within well appointed gardens of considerable size and occupies a prime location within an established area of Ellon. Close to the local primary and nursery school, and within walking distance of the town centre, this property would be ideally suited to a young couple or family and benefits from uPVC double glazing and gas central heating. A bright vestibule with glazed inner door leads through to the hallway and following on is the most attractive lounge, looking out across the front of the property. On open plan to the lounge is the modern fully fitted kitchen with access door to rear garden. Completing the accommodation are two double bedrooms and a modern bathroom with shower over the bath. The extensive garden to the rear is well established and a paved seating area provides a prime spot for sitting out on a warm summers day. Properties in this particular area of the town generally sell well, and early viewing is therefore highly recommended to fully appreciate.



Vestibule

Accessed through a newly upgraded uPVC door from the front, with glazed inner door to the hall. Ceramic tiled floor.

Hallway

A carpeted hall, finished in neutral tones and fitted with traditional white painted panelled inner doors. Access hatch to loft.

Lounge/Kitchen

6.99m x 4.00m (22'9" x 13'1") approx. at widest

This is a most attractive and well co-ordinated room of generous proportions running the length of the property, with windows to front and rear. The lounge is located to the front and presented in elegant neutral tones, providing ample space for furniture. Shelved storage cupboard. The fully fitted kitchen is separated from the lounge with a fixed breakfasting table for casual dining and is fitted with a generous range of modern white gloss wall and base storage cabinets. The generous runs of co-ordinating white sparkle granite effect worktops and co-ordinating wet wall splashbacks includes a stainless steel sink/drain and mixer tap. Oak effect flooring. A part glazed uPVC storm door gives access to the rear garden. The built-in electric ceramic hob, oven, glass splashguard and chimney style extractor will remain.



Double Bedroom 1

3.68m x 3.59m (12'1" x 11'8") approx.

A generous sized double bedroom, located to the rear. Presented in neutral tones and fitted with a co-ordinating carpet, it provides space for freestanding furniture.

Double Bedroom 2

3.63m x 3.47m (11'9" x 11'4") approx. into doorway

A further generous sized double bedroom, carpeted and presented in neutral tones. Located to the front, it also provides ample space for furniture and is fitted with twin built-in double wardrobes.

Bathroom

2.11m x 2.00m (6'9" x 6'6") approx.

An attractively finished room, fitted with a three piece white suite, incorporating a shower over the bath and modern winter white sparkle wet wall. Laminate flooring. Opaque glazed window to rear. Chrome towel radiator.



Gardens

The garden to the front is mainly bounded by stone walls and laid to lawn, incorporating a paved pathway and borders of established bushes and shrubs. Shared pathway to side. The sizeable garden to the rear is enclosed by fencing and established conifer trees, incorporating an extensive lawn, pathways and paved seating area.

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 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, passing the Esso garage and Ellon primary school. Turn right just before reaching Craigs Road onto Commercial Road and continue up the hill. The property is located on the right hand side of the road, as indicated by our For Sale board.



Notes

Gas central heating. uPVC double glazing. EPC=D. All fitted floor coverings, curtains, blinds and light fittings to remain. Electrics were updated in December 2023. Woodworm treatment in the loft was carried out in April 2024 with a 30 year guarantee.

Viewing

Please telephone 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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