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4 KILDRUMMY ROAD, ELLON, AB41 9FY



**Well Appointed Two Bedroomed Semi
Detached Bungalow and Single Garage**

OFFERS OVER
£155,000

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Accommodation Overview

**Vestibule, Lounge, Kitchen, Conservatory, Inner Hall,
Two Double Bedrooms and Shower Room.**

This well maintained semi detached two bedroomed bungalow with single garage and conservatory forms part of a most pleasant, small cul-de-sac within the sought after Castle park residential development of Ellon, close to the Tesco superstore and the Ellon Park & Ride with its regular city and local bus services. This bright property would be particularly suited to a young family or retired couple and comprises an entrance vestibule, a well appointed lounge with picture window to front, a spacious breakfasting kitchen with conservatory off, two double bedrooms and shower room. The property benefits from uPVC double glazing and gas central heating, making it economical and easy to run. A tarred driveway gives access to the single garage with power and light. Worthy of particular mention, the sizable rear garden is fully enclosed and affords a great deal of privacy, is beautifully established and offers an excellent spot for relaxing. The garden to the front is again well maintained and slightly elevated. Early viewing is highly recommended to fully appreciate.



Vestibule

A bright vestibule, accessed through a uPVC storm door from the front with glazed inset to side. Matwell. Laminate flooring. Built-in double cupboard for coats and general storage, also houses the central heating boiler.

Lounge

5.21m x 3.20m (17'1" x 10'5") approx.

A well appointed room with picture window to front. Bright and sunny, it is presented in neutral paper décor and fitted with laminate flooring, offering ample space for furniture. White wood grain effect panelled inner doors give access to the kitchen and the inner hall.

Kitchen

3.42m x 3.20m (11'2" x 10'5") approx. at widest

This most attractive kitchen has been recently upgraded and is fitted with a comprehensive range of solid light oak storage cabinets at wall and base level. The generous runs of co-ordinating worktops and upstands incorporates an inset stainless steel sink/drainer and mixer tap. Window to rear and access door to conservatory. Laminate flooring. The free standing automatic washing machine, slot-in electric cooker and under counter fridge will remain, but no guarantees as to their working condition will be given. Shelved airing cupboard.



Conservatory

2.71m x 2.44m (8'9" x 8'0") approx.

A well appointed room, offering a pleasant, private outlook across the rear garden, and ideal for relaxing. A part glazed access door leads out to a paved seating area at the rear.

Inner Hall

Gives access to the bedrooms and the bathroom. Access hatch to part floored loft.

Double Bedroom 1

3.33m x 2.70m (10'9" x 8'9") approx.

A generous sized room, affording lovely views across the garden to the rear. Built-in mirror door wardrobe.

Double Bedroom 2

3.29m x 2.61m (10'8" x 8'6") approx.

A further generously proportioned room, located to the side with deep built-in wardrobe.



Shower Room

Fitted with a two piece suite, comprising a w.c., pedestal wash hand basin and walk-in shower. Opaque glazed window to side.

Garage

5.79m x 2.85m (18'10" x 12'6") approx.

A spacious garage, fitted with an up and over door and equipped with power and light. Access door to rear garden. The fitted cupboards and worktops will remain.

Gardens

The garden to the front is laid to lawn and planted with attractive flower borders incorporating an established shrubbery. A tarred driveway with off-street parking gives access to the garage. The attractive garden to the rear is fully enclosed and well established, offering considerable privacy and shelter, backing onto mature woodlands. On three levels, it incorporates a mature lawn, well planted shrubberies and gravel chipped beds for potted plants. Two paved seating areas offer an excellent spot for relaxing on a warm summers day. Rotary clothes dryer.



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

Travelling through from Aberdeen, proceed north along the A90 Aberdeen/Ellon and continue for approx. 14 miles, taking the second exit off the Ellon bypass roundabout, still on the A90. Turn left at the next roundabout onto the A948 and then first left at the next roundabout onto Castle Road. Continue along Castle Road and turn right onto Balmoral Avenue, and then second left onto Kildrummy Road. 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 fitted floor coverings, blinds and curtains to remain.

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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