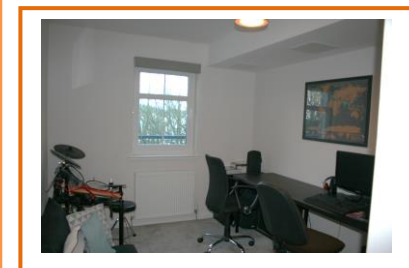


17 Craighall Court, South Road, Ellon, AB41 9HD

OFFERS OVER £159,995



We are pleased to offer for sale this spacious, modern 2 bedroom 2<sup>nd</sup> Floor Flat. The property comprises 2 double bedrooms, large open plan Lounge/Kitchen, En-suite and Bathroom. Double glazing and gas central heating. Carpets have recently all be replaced. Two storage cupboards in hall housing central heating boiler and water tank. There are shared garden areas and communal parking spaces. The property is within walking distance of Ellon town centre and within commuting distance of Aberdeen.

JOHN ADAM **PARTNER**  
STUART FLOWERDEW **PARTNER**  
JOANNE ADAM **ASSOCIATE**  
PETER SCOTT **CONSULTANT**

[www.adamandflowerdew.com](http://www.adamandflowerdew.com)

2 Marischal Street, Peterhead AB42 1HU. LP12 Peterhead  
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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

**Open plan Kitchen & Lounge - 13'1" x 28'4" (3.99m x 8.65m)**

Floor & wall units, new oven & hob, integrated dishwasher, integrated washing machine/tumble dryer, new fridge/freezer, breakfast bar, window to side, double doors to front of property overlooking the River Ythan and town centre, lino & carpet flooring, TV point

**Bedroom 1 - 16'15" x 8'3" (5.01m x 2.53m)**

Double bedroom, built in mirrored wardrobes with shelf and hanging space, carpet flooring

**En-Suite - 5'2" x 9'0" (1.58m x 2.76m)**

Double shower, built in storage under sink and further cupboard, lino flooring

**Bedroom 2 - 8'5" x 12'7" (2.59m x 3.84m)**

Double bedroom, built in wardrobes with shelf and hanging space, carpet flooring

**Bathroom - 6'9" x 7'5" (2.06m x 2.28m)**

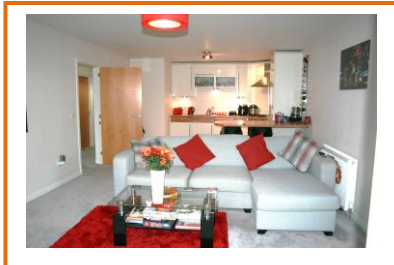
White 3 piece suite, shower over bath, built in storage under sink and additional cupboard

Home Report available (fee may apply)  
EPC Rating - B

**Viewing**

Viewing is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **01779 477388**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.



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