

39 NESS CIRCLE, ELLON, ABERDEENSHIRE, AB41 9BU

OFFERS OVER £130,000



We are delighted to offer for sale this bright and spacious one bedroomed semi-detached bungalow situated in a popular residential area of Ellon. The property is in immaculate walk in condition. The house will make an ideal 1<sup>st</sup> home and has been newly decorated throughout.

The property consists of a lounge, kitchen, double bedroom and bathroom with ample storage throughout. Double glazing and gas central heating. Garden and driveway to front and lovely fully enclosed garden to rear of property with greenhouse and extra large shed with power

The property is located in Ellon, a town on the banks of the River Ythan situated between Aberdeen and Peterhead. There are ample shops, sports and recreational facilities with excellent local amenities. Ellon has a good academic reputation with three primary schools and Academy Community Campus with sport and recreation facilities.

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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.

### Entrance Hall

Laminated flooring. Cupboard housing boiler and fusebox.

### Lounge 15' 5" x 10' 4" (4.73m x 3.16m)

Situated to the front of the property. Excellent outlook from front window. Laminated flooring. Electric fire and surround. Phone and TV points.

### Kitchen 6' 4 x 11' 7" (1.94m x 3.55m)

Situated to the rear of the property. Range of floor and wall units. Windows to rear of property. Laminated flooring. Party tiled walls. All white goods to remain (no warranties).

### Bathroom 5' 2" x 7' 2" (1.56m x 2.70m)

Situated to the front of the property. Window to the side of the property. White three piece suite comprising of toilet, wash hand basin and bath with shower over bath. Part aqua paneled. Linoleum flooring. Mirror to remain.

### Bedroom 9' 3" x 11' 3" (2.83m x 3.43m)

Double bedroom. Window to rear of property. Built in double mirrored wardrobe. New carpeted flooring.

### Hall

New carpeted flooring. Shelved cupboard housing hot water tank.

### Other

Newly decorated throughout.

All light fittings, blinds and flooring to remain. All white goods to remain (no warranties).

Home Report available (fee may apply)

EPC Rating – D

### Outside Area

Garden areas to front and rear of property. Fully enclosed rear garden. Patio area. Extra large shed with power and greenhouse both to remain. Driveway to side of property with parking for two cars.

**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 leasing agent.



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