



**3C , Firhill Square, Ellon, Aberdeenshire, AB41 9JR**

Price  
**Price reduced to  
£127,500**

### Property **Features**

- We are delighted to offer for sale this two bedroom first floor apartment forming part of an exclusive development in the popular market town of Ellon. The property which is set in beautifully maintained landscaped garden grounds is entered by way of a security entrance system to the communal, carpeted entrance and stairwell providing access to the apartment. The property is served by gas central heating and double glazing and benefits from an exclusive parking space with a formal factoring arrangement in place for the upkeep of the building and grounds.

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### Property **Summary**

On entering the apartment, a welcoming entrance hall gives access to all accommodation which comprises a bright open plan lounge and dining kitchen with stunning open views across the landscaped grounds and the countryside beyond.

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On entering the apartment, a welcoming entrance hall gives access to all accommodation which comprises a bright open plan lounge and dining kitchen with stunning open views across the landscaped grounds and the countryside beyond. Completing the accommodation is a master bedroom with stylish en suite shower room, a further double bedroom and a modern bathroom.

**Entrance Hallway:** Accessed from the communal staircase, the welcoming entrance hallway gives access to all accommodation. Security entrance system. Two cupboards provide good storage facilities, with one also housing the consumer unit and the other plumbed for the washing machine.

**Lounge/Dining Kitchen:** 7.41m x 3.26m (24'4" x 10'8") approx. This well appointed room offers a modern open plan living space with large windows providing an abundance of natural light into the room and boasting an open outlook to the landscaped grounds and the countryside beyond. The carpeted lounge area with TV point has good space for lounge furnishings and leads seamlessly into the dining kitchen laid with vinyl flooring with space for dining table and chairs. The kitchen is fitted with a comprehensive range of modern wall and base units with contrasting worktops incorporating a 1.5 stainless steel sink with drainer. Integrated appliances include the ceramic hob, oven/grill, extractor canopy, fridge/freezer and dishwasher.

**Master Bedroom:** 3.17m x 3.16m (10'5" x 10'4") approx. The well proportioned, carpeted master bedroom is fitted with a large built-in wardrobe and has good space for free standing bedroom furnishings.

**En Suite Shower Room:** Fitted with a stylish white suite comprising a w.c., wash hand basin and a double aqua panelled shower enclosure housing a mains shower. Built-in cupboard provides storage and houses the central heating boiler.

**Bedroom 2:** 3.48m x 2.92m (11'5" x 9'7") approx. A bright and airy carpeted bedroom with ample space for free standing furniture. Fitted wardrobe providing storage.

**Bathroom:** The partially tiled bathroom is fitted with a white modern suite comprising a w.c., a floating wash hand basin and a bath with over bath mains shower. Shaver point. Vinyl flooring.

#### **(Outside)**

There are well maintained communal gardens surrounding the property with the property benefiting from an exclusive parking space.

#### **(Other Information)**

Gas central heating. Double glazing. To be sold inclusive of curtains, blinds, light fittings and floor coverings.

## Map

