



2 Northfield Place,
Ellon, Aberdeenshire, AB41 9AF

**ledingham
chalmers**
estate agency



Lounge



Kitchen/Diner



Bedroom

Three bedroom semi-detached dwelling

- Generously sized accommodation throughout
- Fantastic storage options internally and externally
- Bright Lounge
- Fully fitted Kitchen with all white goods included
- Three well-proportioned Bedrooms with built in storage
- Bathroom downstairs and Ensuite shower room upstairs



Three beds.



Two bathrooms.



One public room.

Enjoying a quiet position within the popular residential village of Ellon, we are pleased to offer for sale this three bedroom semi-detached dwelling providing generous accommodation throughout.

Benefiting from the modern comforts of gas central heating and double glazing, this attractive property offers spacious accommodation throughout. Additionally there has been a new Worcester boiler installed recently.

Entrance to the property is via vestibule, adding a layer of privacy and allows under floor access. This then leads to the bright and airy hallway which boasts a fantastic storage cupboard and leads to all accommodation.

The bright lounge enjoys a pleasant outlook to the front and is a good size, providing ample space for a variety of furniture. The large east facing window allows a fantastic flow of natural light and there are ample electrical and telephone/bt fibre connections available.

The kitchen enjoys a rear aspect and has been fitted with a wide range of base and wall units with complimenting work tops and tiled splashback, all white goods will be included within the sale. Ample space is afforded to host a dining table as desired and two built in storage cupboards.

The first double bedroom is located on the ground floor, this bright room is situated to the front of the property and features a built in under stair cupboard.

Completing the ground floor accommodation is the bathroom comprising shower over bath, WC and wash hand basin.



Bathroom



Bedroom



Bedroom



Bedroom

Upstairs there are two well-proportioned bedrooms. The first bedroom allows multiple cupboards with access to the eaves offering fantastic storage.

The second double bedroom features a double built in mirrored wardrobe and en suite with shower wc and wash hand basin.

Externally there is a storage shed built into the rear of the property which houses the gas boiler and has ample space for garden equipment and bikes. There is a low maintenance garden to the side and rear of the property, which benefits from mature and well-maintained hedges and trees providing privacy.

The house has access to a communal green to the front, which is maintained by the local authority, and has its own car parking space allocated.

Additionally there is also a separate drying green, turfed, with 4 posts and a clothes line to the other side of the adjacent property.

This fantastic property makes for an ideal starter home for young families or would also be ideal for retired residents and down sizers. There is a bus stop on the main road immediately opposite the estate and ample shops and schools nearby. The property is also a short walk from MacDonald Golf Club. Early viewing is highly recommended.

Accommodation

Lounge	11'7" x 13'1"	3.53m x 3.99m
Kitchen / Diner	11'6" x 8'4"	3.51m x 2.54m
Bedroom	8'9" x 11'6"	2.67m x 3.51m
Bathroom	6'9" x 5'3"	2.06m x 1.6m
Bedroom	13'4" x 12'6"	4.07m x 3.81m
Bedroom	9'11" x 9'6"	3.02m x 2.9m
Ensuite	6'10" x 6'4"	2.08m x 1.93m



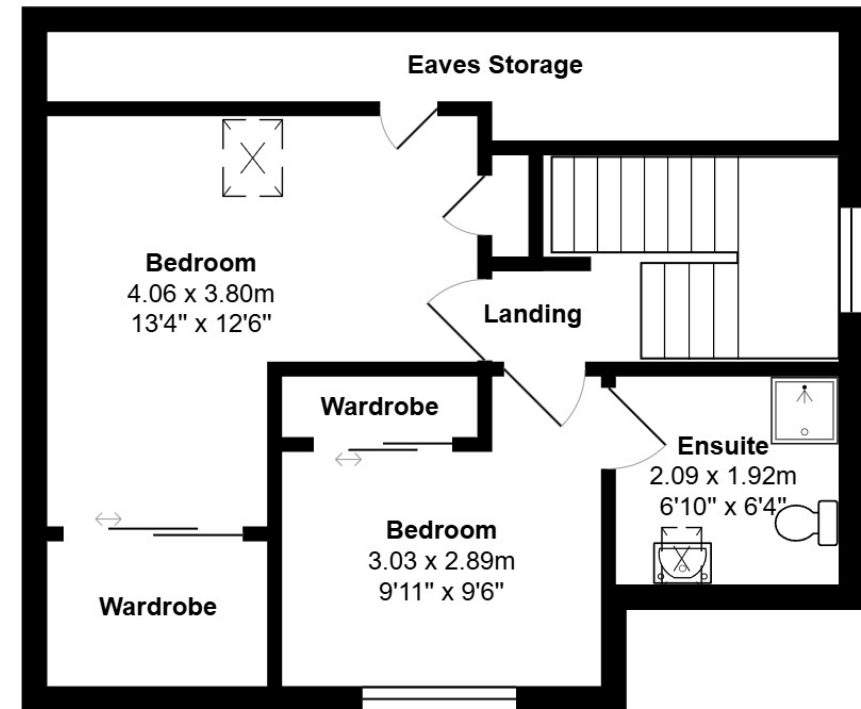
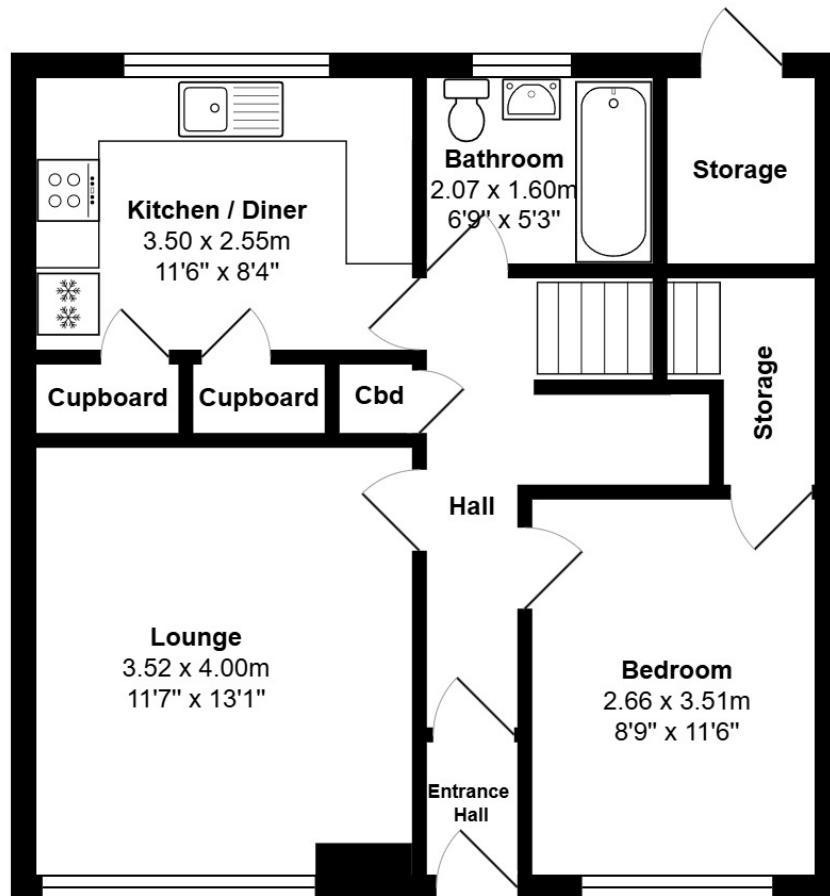
Ensuite



External

Floorplan

2 Northfield Place



Directions

On entering Ellon from the south along the A90 Aberdeen/Ellon road, proceed straight on at the traffic lights and take the second exit at the roundabout onto Bridge Street. Turn first left onto Station Road and continue for some distance, passing the Esso garage and Ellon Primary school. Turn right at the newsagents onto Commercial Road and continue up the hill, turning right onto Northfield Place.

Location

Ellon is a popular expanding country town lined to Aberdeen City by the commuter road. The location is also extremely convenient for the airport and oil related offices at both Dyce and Bridge of Don, and Ellon itself is served by primary and secondary schools, a wide range of shopping and recreational facilities including an 18 hole golf course located close to the property along with salmon and sea trout fishing on the River Ythan.

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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