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**41 PORTSOY CRESCENT
ELLON, AB41 8AL**



Three Bedroom Mid Terrace Dwellinghouse

- Lounge & Dining Kitchen
- Master Bedroom with En Suite & Two Further Bedrooms
- Family Bathroom & Cloakroom
- Double Glazing & Gas Central Heating
- Enclosed Garden to the Rear & Allocated Parking

Offers Over £175,000

Home Report Valuation £180,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Forming part of a well-established residential area of Ellon we offer for sale this Three Bedroom Mid Terrace Dwellinghouse, well placed for commuting to Dyce, Bridge of Don and the City. In good order throughout the property benefits from Double Glazing and Gas Central Heating and would represent an ideal purchase for the first time buyer. Accommodation comprises Entrance Vestibule, Lounge, Dining Kitchen and Cloakroom on the ground floor. The first floor accommodation provides access to the Master Bedroom with En Suite, Two further Bedrooms and Bathroom. Outside, there is allocated parking and a fully enclosed rear garden. Viewing highly recommended.

ACCOMMODATION

Entrance Vestibule

Entered via a part glazed front door the entrance vestibule gives access to the Lounge and Cloakroom. Central heating radiator. entrance matting and laminate flooring.

Lounge

17' 5" x 14' 6"
(5.31m x 4.42m)

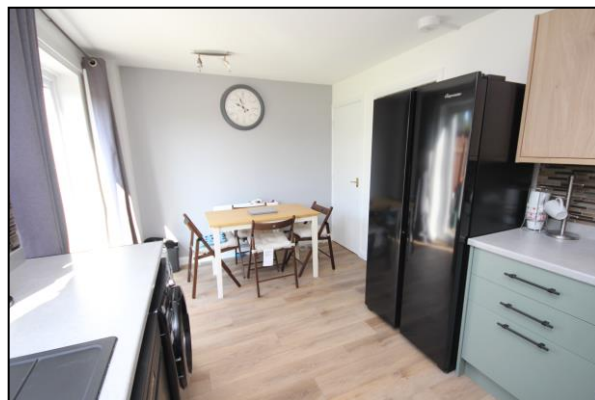
Overlooking the front of the property this well-proportioned room offers space to accommodate a variety of furniture. A particular feature is the electric fire with hearth and surround making this an attractive focal point of the room. Central heating radiator and laminate flooring. Door to Dining Kitchen. Staircase to first floor accommodation.



Dining Kitchen

14' 6" x 9' 1"
(4.42m x 2.77m)

Fitted with a range of modern base and eye level units incorporating a composite sink, splashback tiling and coordinating work surfaces. The units further incorporate a gas hob with electric oven below and extractor hood above. The units further incorporate a dishwasher and washing machine. Space for fridge/freezer. Shelved understairs cupboard. Central heating radiator and laminate flooring. French doors to rear garden.



Cloakroom

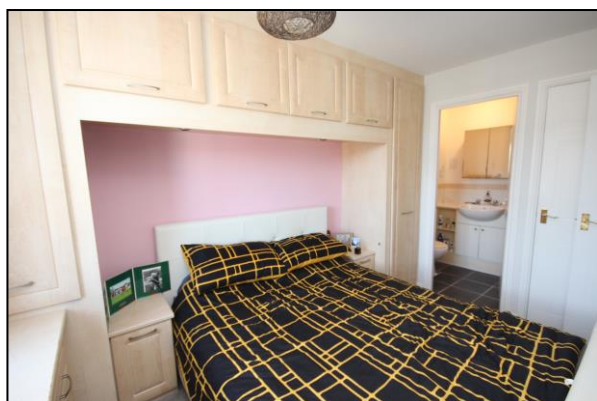
Fitted with white suite comprising w.c. and wash hand basin set in vanity unit. Central heating radiator and vinyl flooring.

FIRST FLOOR ACCOMMODATION

A carpeted staircase from the Lounge leads to the first floor accommodation and gives access to all bedrooms and bathroom. Shelled storage cupboard with water tank. Access hatch to loft space.

Master Bedroom **11' 5" x 8' 3"** (3.48m x 2.51m)

A bright and airy master bedroom featuring fitted furniture and a further storage cupboard with rail and shelf space. Central heating radiator and fitted carpet. **En Suite** Fitted with a white suite comprising w.c., wash hand basin set into vanity unit and shower cubicle. Central heating radiator and tiled flooring.



Bedroom 2 **10' 5" x 8' 3"** (3.18m x 2.51m)

A further double bedroom located to the rear of the property with space to accommodate a variety furniture. Central heating radiator and fitted carpet.



Bedroom 3 **8' 8" x 5' 8"** (2.64m x 1.73m)

Located to the front of the property, this versatile room offers space for a variety of furniture. Central heating radiator and fitted carpet.



Bathroom

Fitted with white suite comprising w.c., wash hand basin set into vanity unit and bath. Central heating radiator and vinyl flooring.



OUTSIDE

There is allocated parking to the front of the property. A gate at the side of the property leads to the fully enclosed rear garden which is mainly laid in grass and incorporates a paved patio area ideal for summer BBQ's. Garden shed will remain.

SERVICES

Mains water, drainage, electricity, gas central heating.

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain. NOTE – Fridge/Freezer to be removed. Garden shed to remain.

Council Tax Band D **EPC Band** C **Entry** By arrangement

Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

Located on the banks of the River Ythan, Ellon is a thriving country town. Within easy commuting distance of Aberdeen City, Aberdeen Airport and the Industrial Estates and Offices of Bridge of Don and Dyce. There are numerous shops, sport and recreation facilities and excellent local amenities including hotels and restaurants. Ellon also has a good academic reputation with both Primary Schools and Secondary School.

Reference

Oldmeldrum/SB/F26



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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