

89 Esslemont Circle

ELLON, AB41 9XG



Immaculate, spacious three-bedroom semi-detached dwelling, popular residential area close to schools and local amenities with stunning views across the River Ythan



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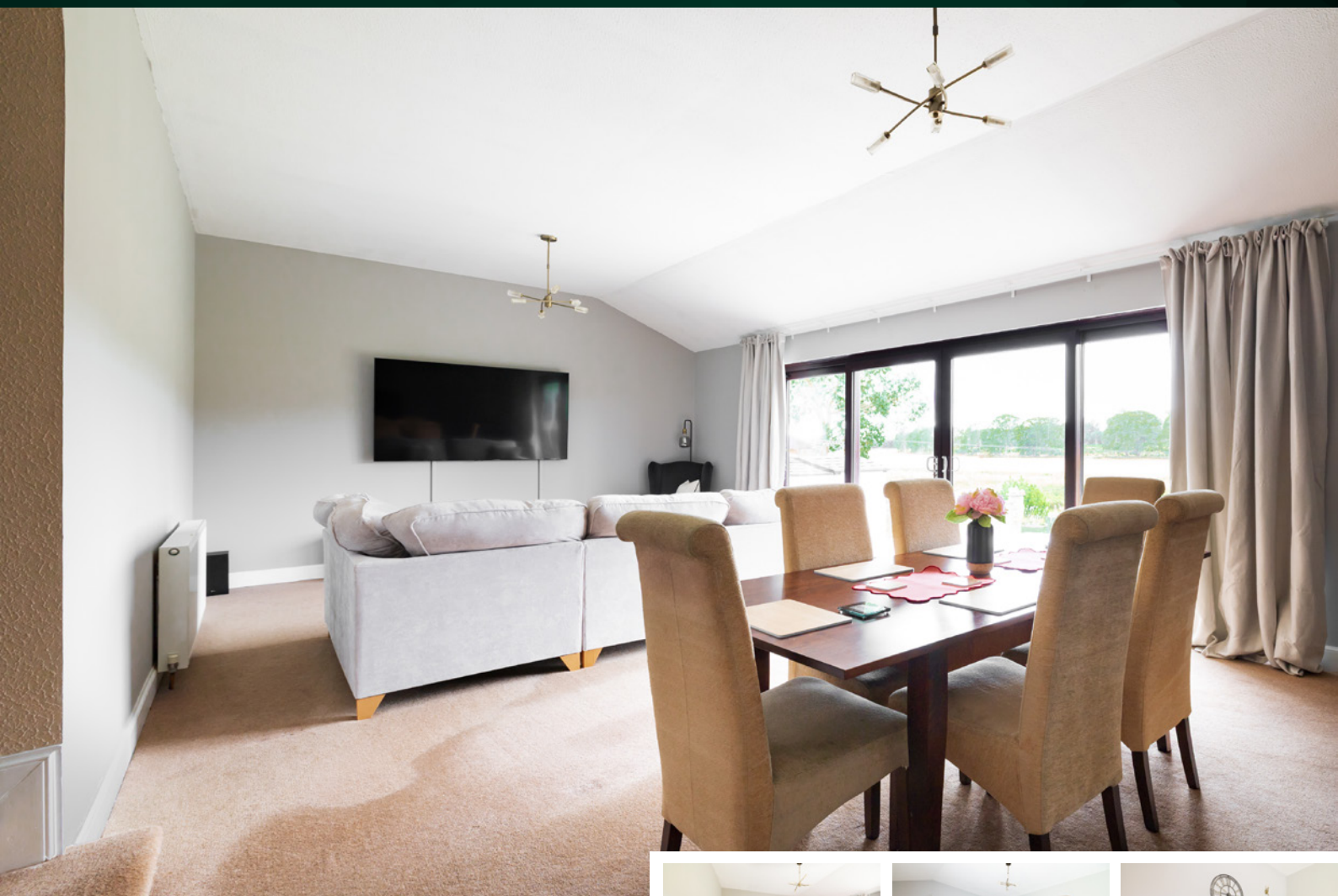
info@mcewanfraserlegal.co.uk



McEwan Fraser are delighted to offer for sale this three-bedroom semi-detached dwelling located in a very popular, established residential area close to schools and local amenities, with stunning views across open countryside and the River Ythan. The present owners, during their tenure, have maintained and upgraded where and when necessary.

The property has been previously extended and offers spacious, versatile living accommodation over two levels, further benefiting from full double glazing, gas central heating and fresh neutral décor throughout. A fantastic home in a superb location that would be ideal for a young family with room to grow. Early viewing is highly recommended; you will not be disappointed.

THE LOUNGE



A spacious, welcoming hall leading to all accommodation. The former lounge is now open plan to the extension and the fantastic family living area, a superb space that would allow any potential buyer a choice of different styles of furniture and living styles. This area has French doors that open onto a large raised patio with stunning, uninterrupted views across the countryside. A recent modern wood-burning stove adds that touch of grandeur.

THE FAMILY ROOM

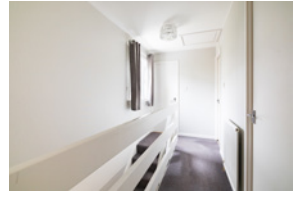
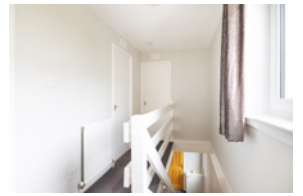
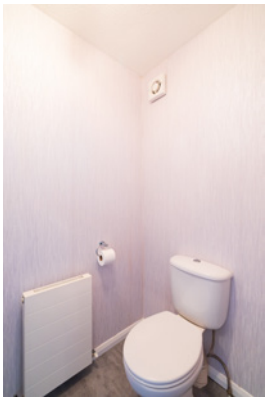


THE KITCHEN



To the front of the property is a modern kitchen fitted with multiple wall and base-mounted units with contrasting worktops with a mixture of integrated and standalone appliances, and a breakfast bar fitted to the wall with ample space for a dining table if preferred. At the opposite end of the hall is a guest WC.





A carpeted staircase to the upper level leads to three double bedrooms, all have fitted wardrobes and views across the open countryside. A family bathroom with a shower over the bath completes the accommodation. In addition, there are ample storage cupboards on both floors.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



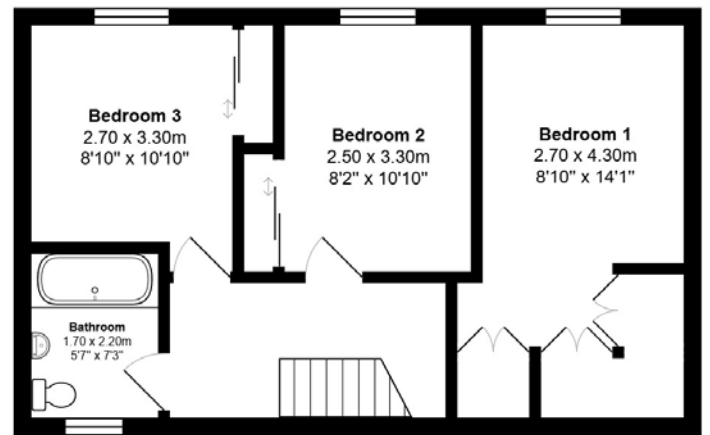
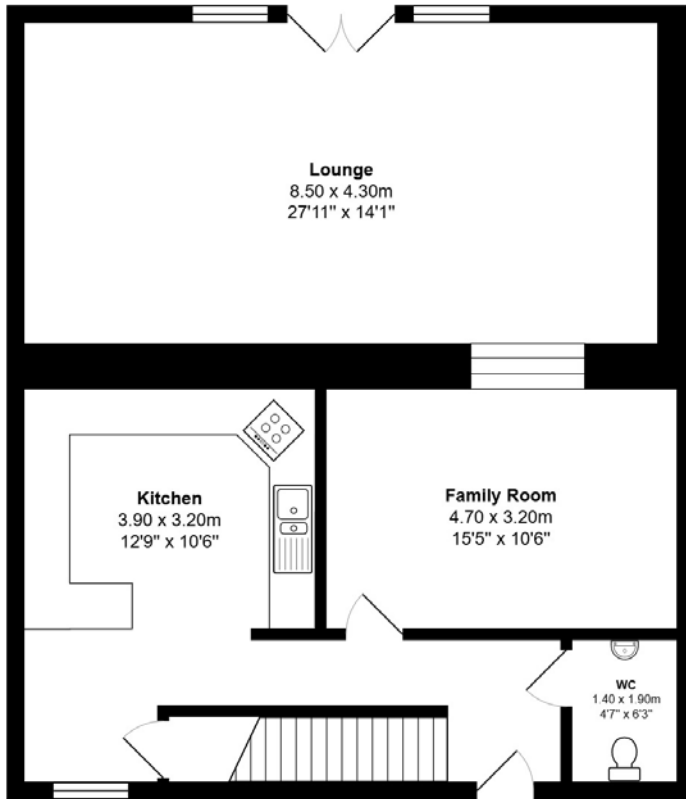
Access to the south-facing rear garden is from the lounge or a gated side entry. This fantastic garden is laid out to a mixture of decorative stone paving and lawn, with a boundary fence or wall that provides a safe environment for children and pets. The raised patio area overlooking the countryside is the perfect spot for some alfresco dining, entertaining and enjoying the sun. A large garden shed/workshop has power and light, and will remain, as will the wood store.

Extras: All fitted floor coverings, blinds and light fittings are included in the sale; other electrical items may be available and are by separate negotiation.

EXTERNALS

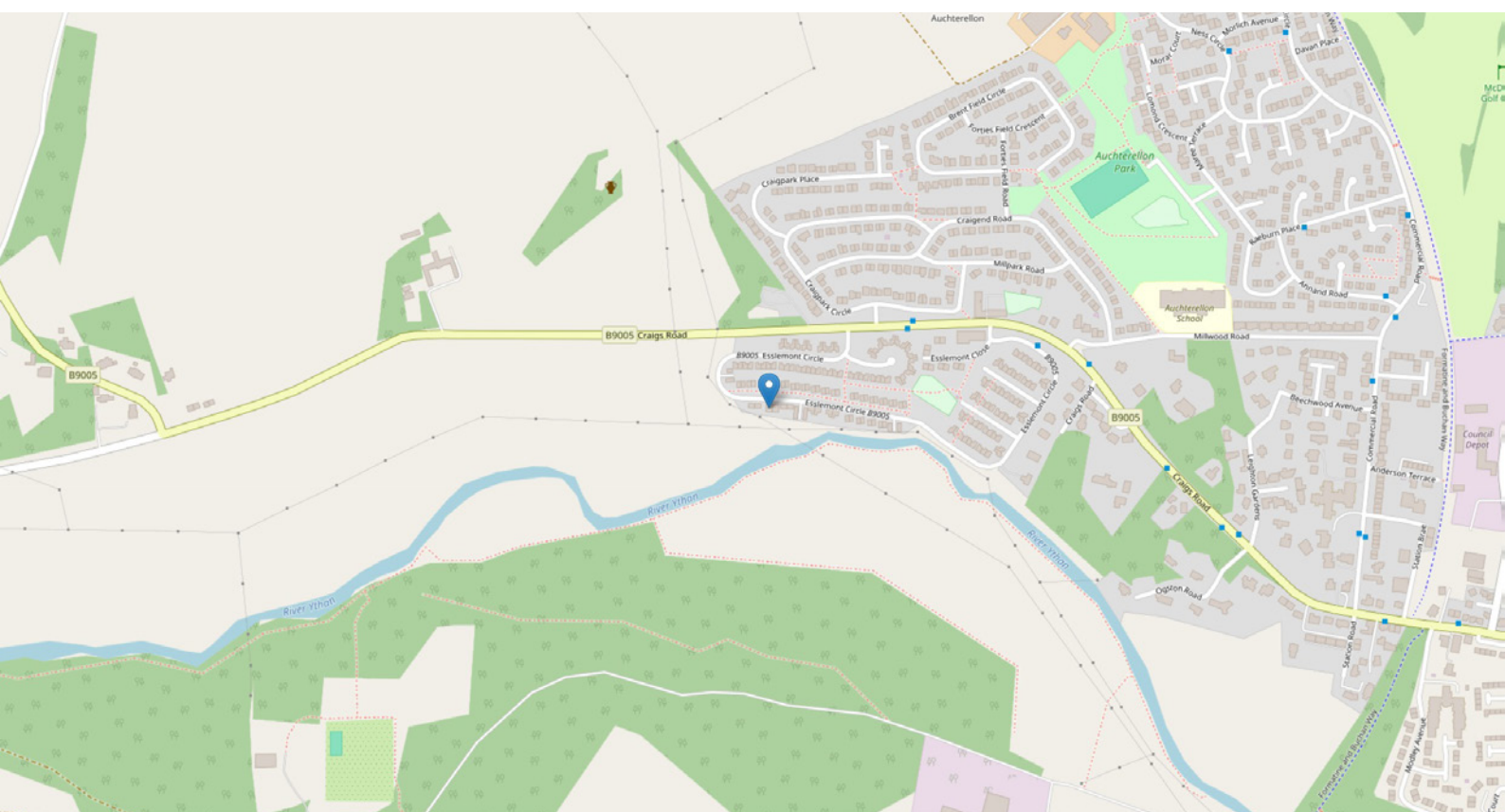


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 129m² | EPC Rating: C



THE LOCATION

The country town of Ellon is bypassed by the A90 road, which offers convenient and direct routing to Aberdeen in the South and Peterhead and Fraserburgh in the North. All the normal facilities one would expect from a vibrant small town are readily available. Ellon has a good academic reputation with a choice of three primary schools and the Ellon Academy Community Campus with sport and recreation facilities, and a swimming pool.

There are also numerous leisure and recreational facilities available in the area, including several immaculate 18-hole golf courses all within a short drive of this property. The Riverside Park offers walkways alongside the Ythan, from which herons, salmon, trout and otters may be observed. Further amenities that are available include, NHS health centre, specialist small shops, a post office, banking options, restaurants, cafés, pubs and major supermarkets.

Aberdeen City Centre is approximately 17 miles South and is easily commutable, especially with the recently opened Aberdeen Western Peripheral Route (Bypass).

The town and area are well served by regular local transport. The city of Aberdeen offers excellent bus and rail service, with National and International flights provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen.




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