



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**22c Blench Drive**

ELLON, ABERDEENSHIRE, AB41 9JG

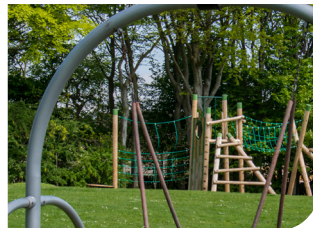
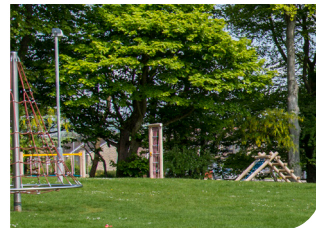
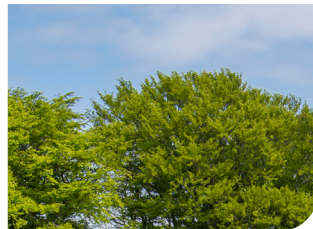
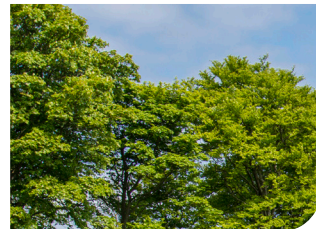


# ELLON ABERDEENSHIRE AB41 9JG

*This superior property is situated in a fantastic new development by Scotia Homes and is fast becoming a sought after location. Ellon lies 16 miles north of Aberdeen on the picturesque River Ythan. The town is by-passed by the A90 road which offers convenient and direct routing to Aberdeen in the South and Peterhead and Fraserburgh in the North. The bustling town of Ellon boasts excellent amenities, pre-school, primary school and sec-ondary school facilities. A fantastic new school was planned and completed in 2015. There are also numerous leisure facilities available in the area, including several immaculate 18 hole golf courses all within a short drive of this property.*

All the normal facilities one would expect from a small town can be found locally Banking, NHS health centre, small shops, post office and a super market. Several banking options, restaurants, cafés, pubs, local shops and major super markets, together with numerous churches that can be found in and around the town centre of Ellon.

Aberdeen city centre is approximately 16 miles to the south of the property and is easily commutable. It is also well served by regular local transport. The city offers excellent bus and rail service with National and International flights being provide from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to central belt the South and beyond.



**IMMACULATE SUPERIOR ONE BEDROOM APARTMENT  
BUILD TO THE HIGHEST SPECIFICATIONS BY SCOTIA HOMES**



**LOCAL  
AREA  
VIEWS**



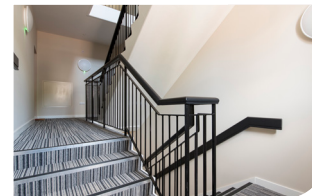
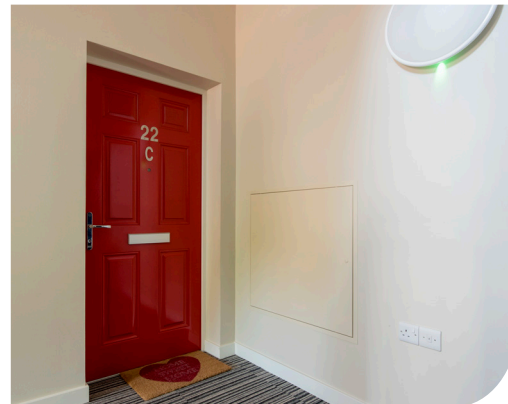
# 22C BLENCH DRIVE

*An excellent opportunity has arisen to acquire this highly desirable one bedroom first floor apartment, recently completed by the well renowned builders of Scotia Homes and upgraded to an impeccable standard at the owner's request with upgraded floor coverings tiling in the bathroom and additional lighting.*

The property offers flexibility throughout and currently boasts a fantastic open plan lounge/dining kitchen area to the front of the property which is flooded with natural light thanks to the two large windows. This layout offers the buyer a multitude of choices in deciding on how to use the fabulous space on offer. Internally this accommodation is in excellent decorative order, briefly comprising of a bright communal entrance hallway and stairway leading to the property. Spacious open plan lounge/diner/kitchen with modern a fully fitted kitchen benefiting from superior integrated appliances.

Large bedroom with fitted wardrobes, immaculate bathroom with power shower over the bath, utility cupboard and in addition there is ample storage cupboards. The property also benefits from a security entry system, gas central heating and double glazed UPVC windows throughout. There is allocated parking for residents and visitors alike. This fantastic property would suit a professional couple, or a superb rental property.

Early viewing is highly recommended.



## SECURE ENTRANCE + HALLWAY / KITCHEN / LOUNGE



“  
**THIS  
FANTASTIC  
PROPERTY  
WOULD SUIT A  
PROFESSIONAL  
COUPLE, OR  
A SUPERB  
RENTAL  
PROPERTY**”

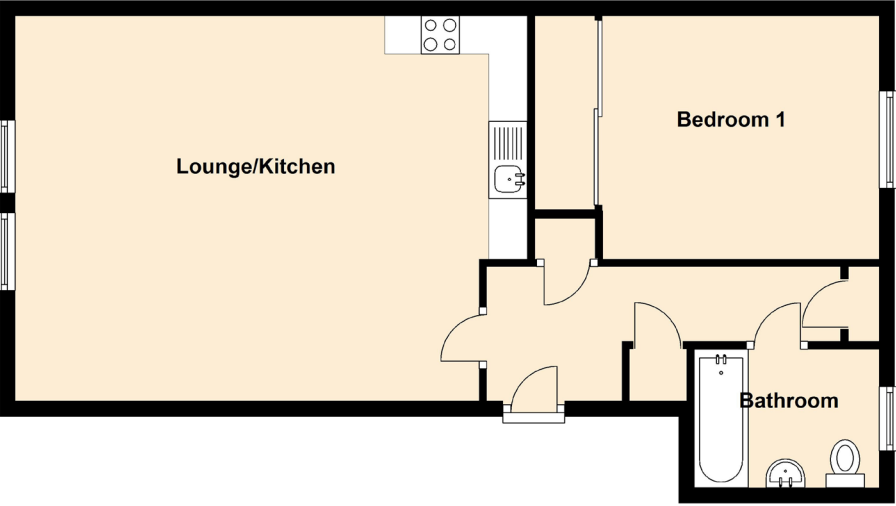




## BEDROOM + BATHROOM



# SPECIFICATIONS & FLOOR PLAN/PROPERTY LOCATION



APPROXIMATE DIMENSIONS  
(Taken from the widest point)

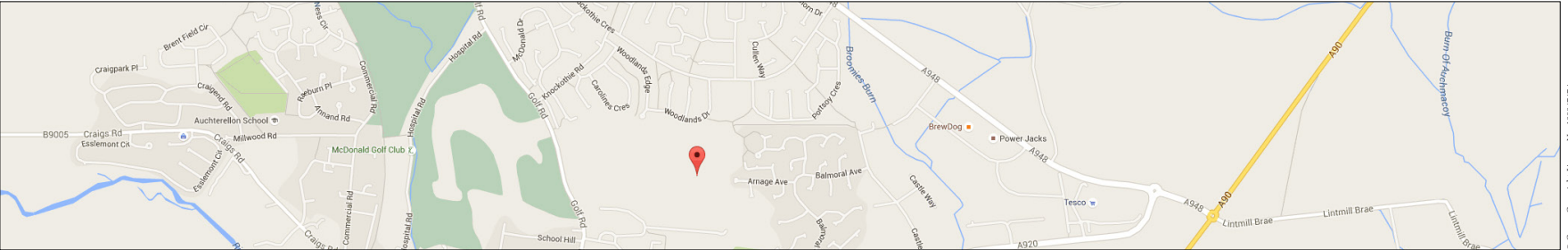
Lounge/Kitchen	6.65m (21'10") x 4.50m (14'9")
Bedroom 1	3.30m (10'10") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.80m (5'11")

GROSS INTERNAL FLOOR AREA (m<sup>2</sup>) - 52 m<sup>2</sup>

EPC - B

EXTRAS  
(Included in the sale)

All floor coverings, blinds, curtains, and light fittings are included in the sale. Services: Mains electricity, main drains, water and gas.







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Tel. 01224 472 441  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

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Text and description  
**PETER REID**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**EAMONN MULLANE**  
 Designer