



**McEwan Fraser Legal**

Solicitors & Estate Agents

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10 Craigend Road

ELLON, AB41 9FB

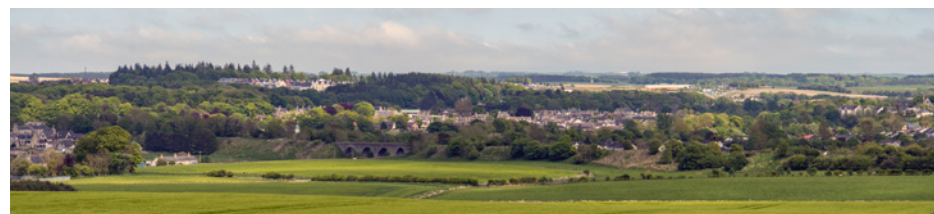
THE LOCATION

ELLON, AB41 9FB

The 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. Ellon has a good academic reputation with a choice of primary schools with secondary education available at the Ellon Academy Community Campus which also comprises of sports and recreation facilities, with swimming pool. Locally there are numerous leisure and outdoor pursuits available, including several immaculate 18 hole golf courses all within a short drive of this property.

All the normal amenities one would expect from a vibrant small town are readily available, including NHS health centre, specialist small shops, post office, several banking options, restaurants, cafés, pubs and major supermarkets and industrial units.

The town and area are well served by regular local transport facilities including a park & ride, the city of Aberdeen is approximately 17 miles to the South and is easily commutable, especially with the recently opened Aberdeen Western Peripheral Route (By-Pass). The city offers excellent Bus and Rail service with National and International flights provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to central belt the South and beyond.



10 CRAIGEND ROAD

ELLON, AB41 9FB

McEwan Fraser is delighted to offer for sale this well-appointed four/five bedroom semi-detached dwelling located in a very popular, established residential area of Ellon with a garden gate giving access to a pathway leading to the school and the play park.

Accommodation consists of a vestibule leading to the central hall, which in turn leads to all the ground floor accommodation and a large cupboard with plumbing for an automatic washing machine. Glass sliding patio doors give access to the garden at the rear,

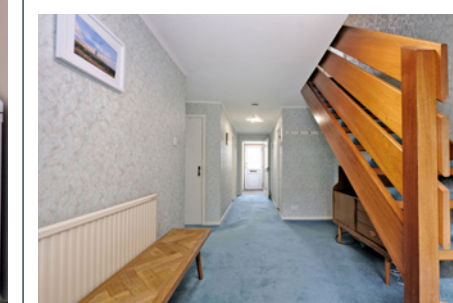
The generously proportioned lounge provides ample space for furniture and incorporates a traditional tiled fireplace and open fire. The fully-fitted kitchen overlooks the garden to the rear and has access to the side garden. It is fitted with a comprehensive range of wall and base storage cabinets in a light beech wood effect and includes runs of coordinating worktops, tiled surrounds and an inset stainless steel sink/drainers and mixer tap, wall-mounted central heating boiler, plus a variety of integrated appliances. The dining room is located at the front of the property and could be used as a fifth bedroom if required. Another generously sized double bedroom is located at the rear with a built-in double wardrobe and a window overlooking the garden.

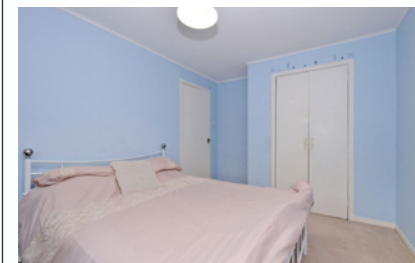
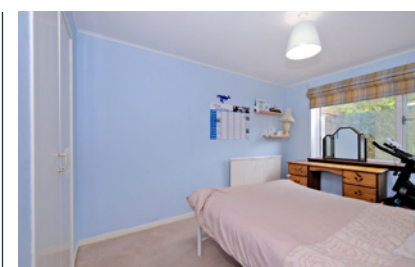
Completing the ground floor is a most attractive, upgraded bathroom, which was recently fitted and fully tiled along the wet walls and incorporates a white three-piece bath, WC and hand basin with overhead shower and glazed shower screen, and upright ladder radiator.

An open-tread carpeted staircase leads to three double bedrooms on the upper level. The master bedroom is a bright room, located to the front and provides ample space for freestanding furniture, with built-in sliding door wardrobes offering excellent hanging and storage space. Bedroom 2 is again located to the front and provides ample space for furniture, also with a built-in double cupboard fitted with hanging rails. The third bedroom is a bright room, attractively presented and also located to the front. In addition, there are ample storage cupboards on both floors.

The gardens to the front are laid to lawn, incorporating mature planted borders and a pathway. A lengthy tarred driveway extends along the side of the property to a single garage with an up-and-over door that has power and light, providing ample parking. The garden to the rear is laid partly to lawn with planted borders and pathways. A garden gate gives access to a public walkway which connects to the play park and school.

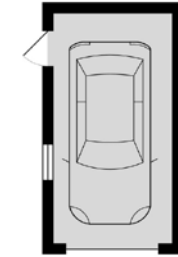
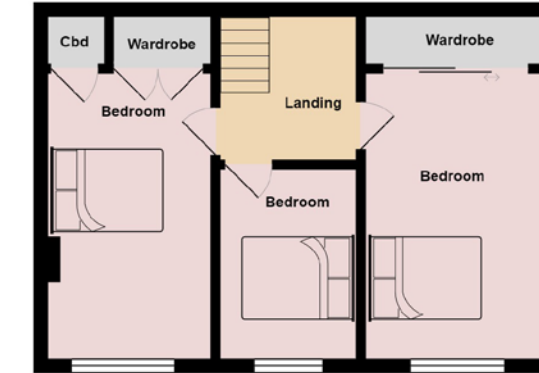
The property further benefits from full double glazing and gas central heating. This is a spacious home in a superb location that would be ideal for a young family with room to grow, early viewing is highly recommended.



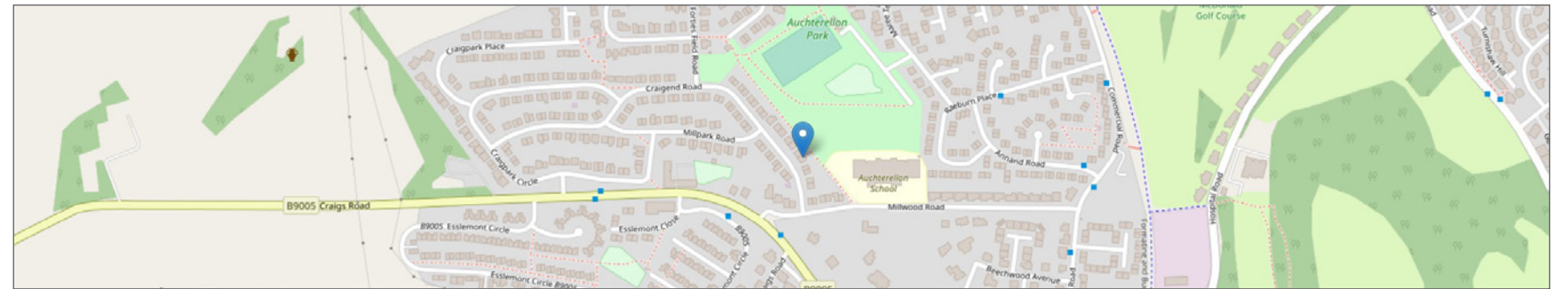


SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m²): 122m²
EPC Rating: D





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