





McEwan Fraser Legal

Solicitors & Estate Agents

**01224 472 441**

# 36 Esslemont Circle

ELLON, ABERDEENSHIRE, AB41 9UF

# ELLON
# ABERDEENSHIRE
# AB41 9UF

Situated in a popular residential area of Ellon and within a short distance to all local amenities and the town center. 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. The town offers Pre-school, primary school and secondary school facilities with a fantastic new school completed in 2015. There are also numerous leisure facilities available in the area, including several immaculate eighteen hole golf courses all within a short drive of this property.

All the normal facilities one would expect from a small town are readily available, NHS health center, small shops, Post Office, several banking options, restaurants, cafés, pubs and major supermarkets, together with numerous churches in and around the town center of Ellon.

The town and area are well served by regular local transport. Aberdeen city centre is approximately seventeen miles to the south of the property and is easily commutable. 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.











"... SITUATED IN A **POPULAR** RESIDENTIAL AREA OF THE **PICTURESQUE** TOWN OF **ELLON** ..."



# 36 ESSLEMONT CIRCLE

Situated in a popular residential area of the picturesque town of Ellon, this immaculate end-terrace, three bedroom property is a must view. Located in a quiet cul-de-sac location and a short walk to the local shops, supermarkets, schools and other amenities you would expect to find in a vibrant town. A child's play park is also only a short distance from the property.

Presented in an immaculate walk-in condition and would suit the young family or a first time purchaser. This substantial property offers spacious modern day living accommodation. The present owners have continuously modernized, upgraded and decorated throughout with no expense spared. A superior fitted kitchen and immaculate family bathroom being the most recent upgrades, further benefiting from fully UPVC double glazing and gas central heating.

On the ground floor the property consists of a lounge, dining kitchen, utility room and family bathroom with power shower over the bath. On the first floor there are three double bedrooms and an additional WC. In addition, there are fitted wardrobes in all of the bedrooms and ample storage cupboards throughout the property.

To the front of the property a single parking bay allows off-street parking with the availability of additional on-street parking. The garden is fenced and laid to decorative stone chip. A small patio area is a fantastic spot for entertaining and enjoying the sun. The garden to the other side of the house also benefits from a shed.

Early viewing is highly recommened.


LOUNGE






KITCHEN







**POPULAR** RESIDENTIAL AREA **THEE BEDROOM** PROPERTY
FULLY **MODERNIZED** AND **REDECORATED**
TO AN **EXCEPTIONAL** STANDARD











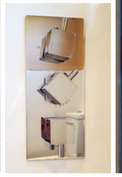

















# FLOOR PLAN DIMENSIONS LOCATION

Approximate Dimensions
(Taken from the widest point)

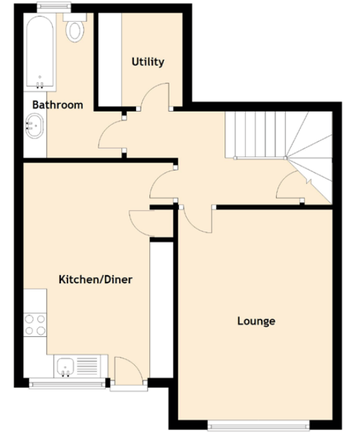
| | |
|---|---|
| Kitchen/Diner | 4.60m (15'1") x 3.20m (10'6") |
| Bathroom | 3.10m (10'2") x 1.50m (4'11") |
| Utility | 2.00m (6'7") x 1.80m (5'11") |
| Lounge | 4.50m (14'9") x 3.30m (10'10") |
| Bedroom 3 | 3.30m (10'10") x 3.20m (10'6") |
| WC | 2.30m (7'7") x 1.20m (3'11") |
| Bedroom 2 | 3.30m (10'10") x 3.20m (10'6") |
| Bedroom 1 | 3.20m (10'6") x 3.20m (10'6") |

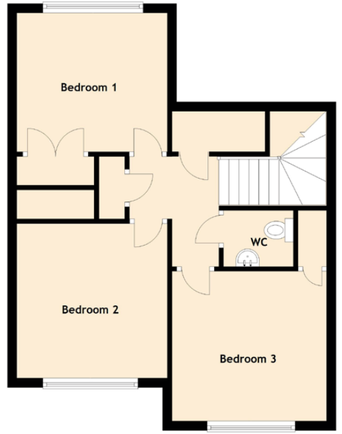
Gross internal floor area ($m^2$) - $100m^2$

EPC Rating - D

Extras
(Included in the sale)

Included in the sale are all floor coverings, blinds, curtain poles, light fittings, integrated kitchen appliances, garden shed and folding clothes line.



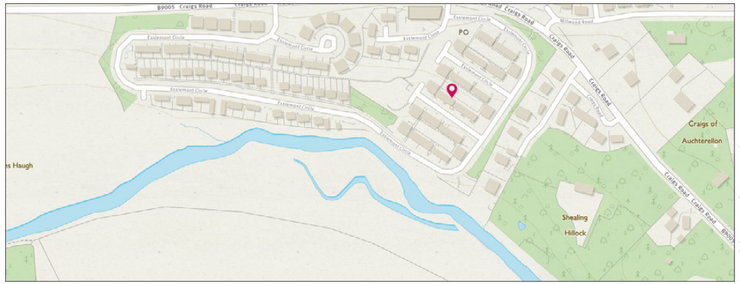




Image credit: https://www.ordnancesurvey.co.uk/os-maps/





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**Part Exchange Available**

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
**PETER REID**
Surveyor



Professional photography
**SCOTT MARSHALL**
Photographer



Layout graphics and design
**ALLY CLARK**
Designer