



14 Northfield Place, Ellon, Aberdeenshire, AB41 9AF

Tastefully Presented and Spacious, Three-Bedroom, Semi-Detached House

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Property Description

Tastefully presented and spacious, three-bedroom, semi-detached house, with a private garden. Quietly positioned in a cul-de-sac setting, in the picturesque county town of Ellon, Aberdeenshire.

Comprises a vestibule, hallway, living room, dining/kitchen, three flexible bedrooms and a family bathroom.

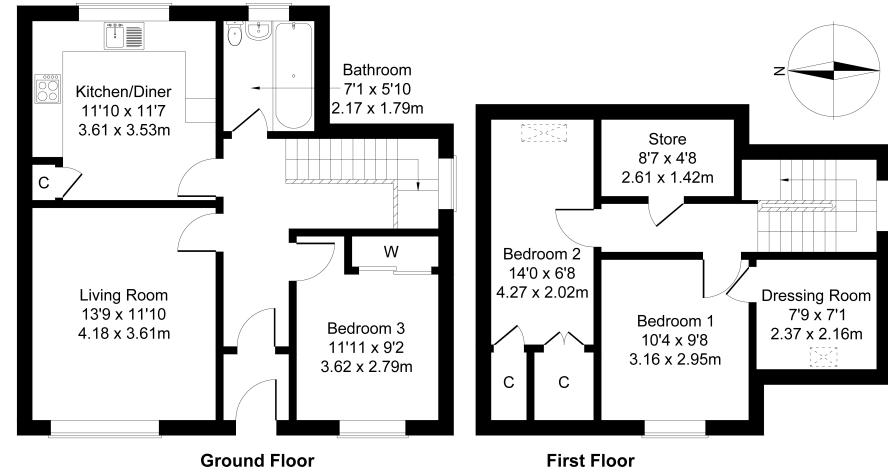
Highlights include a fitted kitchen, a modern bathroom suite and contemporary flooring. In addition, there is gas central heating, double glazing and good storage provision.

There is an enclosed private garden with a lawn, patio and shed, whilst to the front is a shared green and ample residential parking.

A bright, tiled vestibule leads into a welcoming hallway, finished with soft, neutral decor and modern, wood-effect flooring, which continues throughout the ground floor. On the left, a living room includes a feature fireplace and enjoys plenty of natural light from a wide, west-facing window. Next door, a kitchen, with built-in storage, provides ample space for a dining table and chairs. A range of neutrally-toned units is complemented by marble-effect work-tops and splashback tiling, whilst appliances include an integrated double oven, a gas hob, a concealed extractor fan and a dishwasher. Plumbing and space are available for further appliances. The first of three flexible bedrooms includes built-in wardrobe storage whilst, completing the ground floor, a family bathroom comprises a contemporary, white, three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and vanity storage.

Located off a landing upstairs is a sizeable store room, in addition to the remaining two bedrooms. Both versatile bedrooms enjoy modern, wood-effect flooring and whilst bedroom one has its own walk-in dressing room, bedroom two benefits from built-in, cupboard storage.

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Approximate Gross Internal Area: (1044 sq ft - 97 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Ellon is a charming town located in Aberdeenshire, Scotland. Situated along the River Ythan, it is approximately 16 miles north of Aberdeen, the country's third-largest city. With its picturesque setting, rich history, and thriving community, Ellon offers a delightful blend of rural beauty and modern amenities. The town offers a range of amenities, including shops, cafes, restaurants, and pubs, catering to both residents and visitors alike, and hosts various events and festivals throughout the year, celebrating its local culture and heritage. Transportation in and around Ellon is

convenient, with regular bus services connecting the town to Aberdeen and to other nearby towns. The town also benefits from its proximity to the A90 road, providing easy access to other parts of Scotland. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities.





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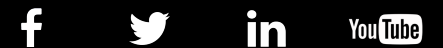
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