

Surgery Premises

WOODSIDE TERRACE, UDNY STATION, ELLON, AB41 6PJ



Commercial premises, former medical centre, country village location, close to all amenities and popular towns



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This former doctor's surgery is part of a block of four premises occupying the ground floor, undoubtedly in walk-in condition and could be utilised for a multitude of commercial purposes, or lends itself to conversion of a two-bedroom ground-floor flat. The buyer would need to apply for a change of use through the normal channels.

ROOM 1



The property is decorated in a clean neutral tone with full double glazing and oil-fired central heating.

ROOM 2



ROOMS 3 & 4



ROOM 5



ROOM 6



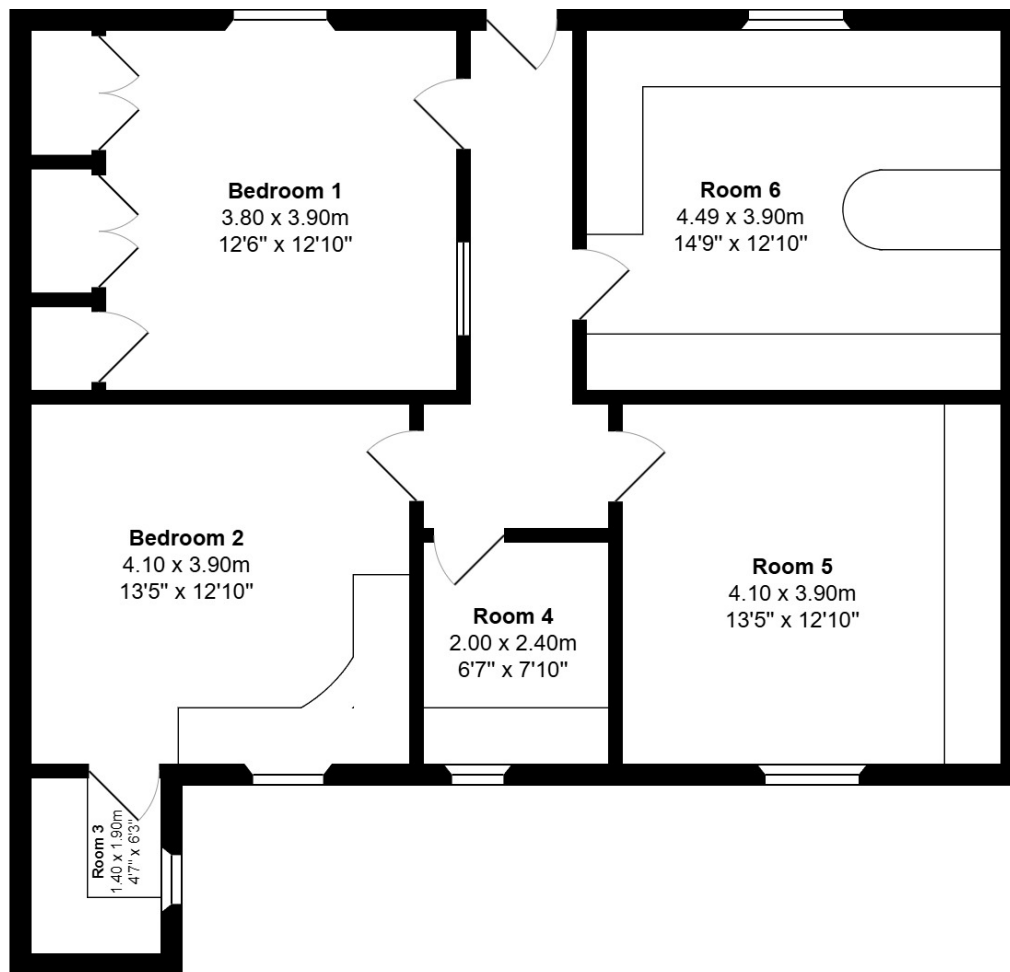
The extensive rear garden is bordered by a high perimeter fence or hedge, laid mostly to lawn with a very productive vegetable plot and large polytunnel.

Free on-street parking is available at the front of the property, with a nearby village car park at the rear of the property.

EXTERNALS



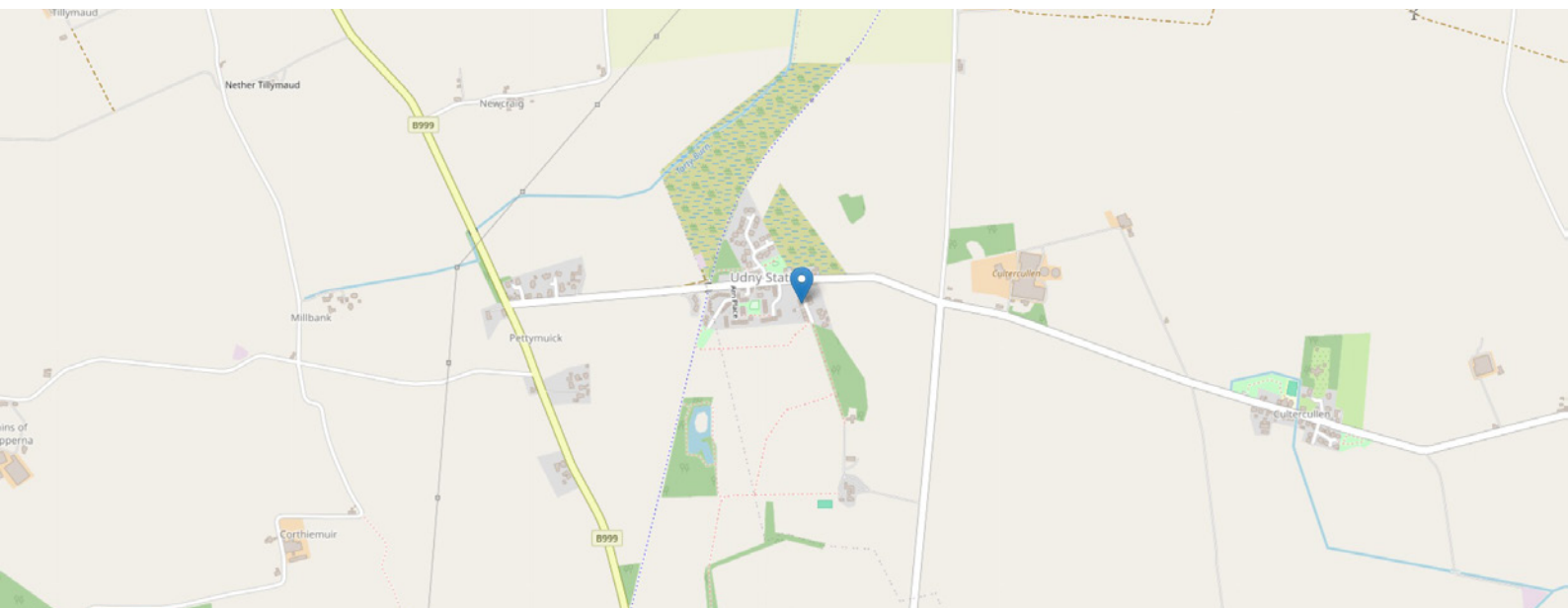
FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Extras: Included in the sale are all floor coverings, blinds, curtains and light fittings.

Services: Mains water, drains and electricity with oil-fired central heating.



THE LOCATION

Woodside Terrace is situated in the quaint and quiet country village of Udney Station. Allowing residing in a pleasant setting from which one can enjoy many benefits of the country life, yet have easy accessibility to all areas of Aberdeenshire, and the surrounding area, with the AWPR (Aberdeen Western Peripheral Route) allowing easy commuting. The location is particularly convenient for Dyce International and National Airport, the oil-related offices and industries at Dyce Bridge of Don, approximately 10 miles south, with easy accessibility to Aberdeen city itself.





The area is also well served by good public transport facilities. Primary schooling is available at Cultercullen Primary School, 1 mile east, or Pittmenden Primary School, 3 miles north. There are excellent secondary and higher education options available at either Ellon Academy Community Campus or Oldmeldrum Academy; both towns offer a huge array of amenities.

A wide range of sporting and recreational attractions are available locally, including various golf courses with the world-famous Trump Course being close by, hill and forest walks and also the opportunity to enjoy the facilities at nearby Haddo House, Forvie Nature Reserve at Newburgh and nearby Balmedie Beach.

A fantastic opportunity to reside in tranquil country surroundings, away from the pressures of the city.



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