

28 Commercial Road

ELLON, ABERDEENSHIRE, AB41 9BD



SPACIOUS THREE-BEDROOM SEMI-DETACHED DWELLING WITH A CONSERVATORY AND GARAGE



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McEwan Fraser is delighted to offer for sale this three-bedroom semi-detached dwelling located in a popular, established residential area close to schools and local amenities. During their tenure, the present owner has maintained and upgraded where and when necessary. The property has been previously extended and offers spacious, versatile living accommodation over two levels, further benefiting from full double glazing, gas central heating and neutral décor throughout. A spacious home that would be ideal for a young family, a first-time purchase or a buy-to-let.

The accommodation comprises a vestibule from the front door, to a welcoming hall which in turn leads to all other accommodation. A spacious lounge to the front of the property with a large bay window and a feature fireplace.

The Property



To the rear of the property is the large dining kitchen fitted with multiple wall and base-mounted units with contrasting worktops, with a mixture of integrated and standalone appliances. The kitchen is open plan to the dining area, which in turn leads through double doors to the conservatory and the rear garden. A guest WC centrally located in the hallway completes the ground-floor accommodation.













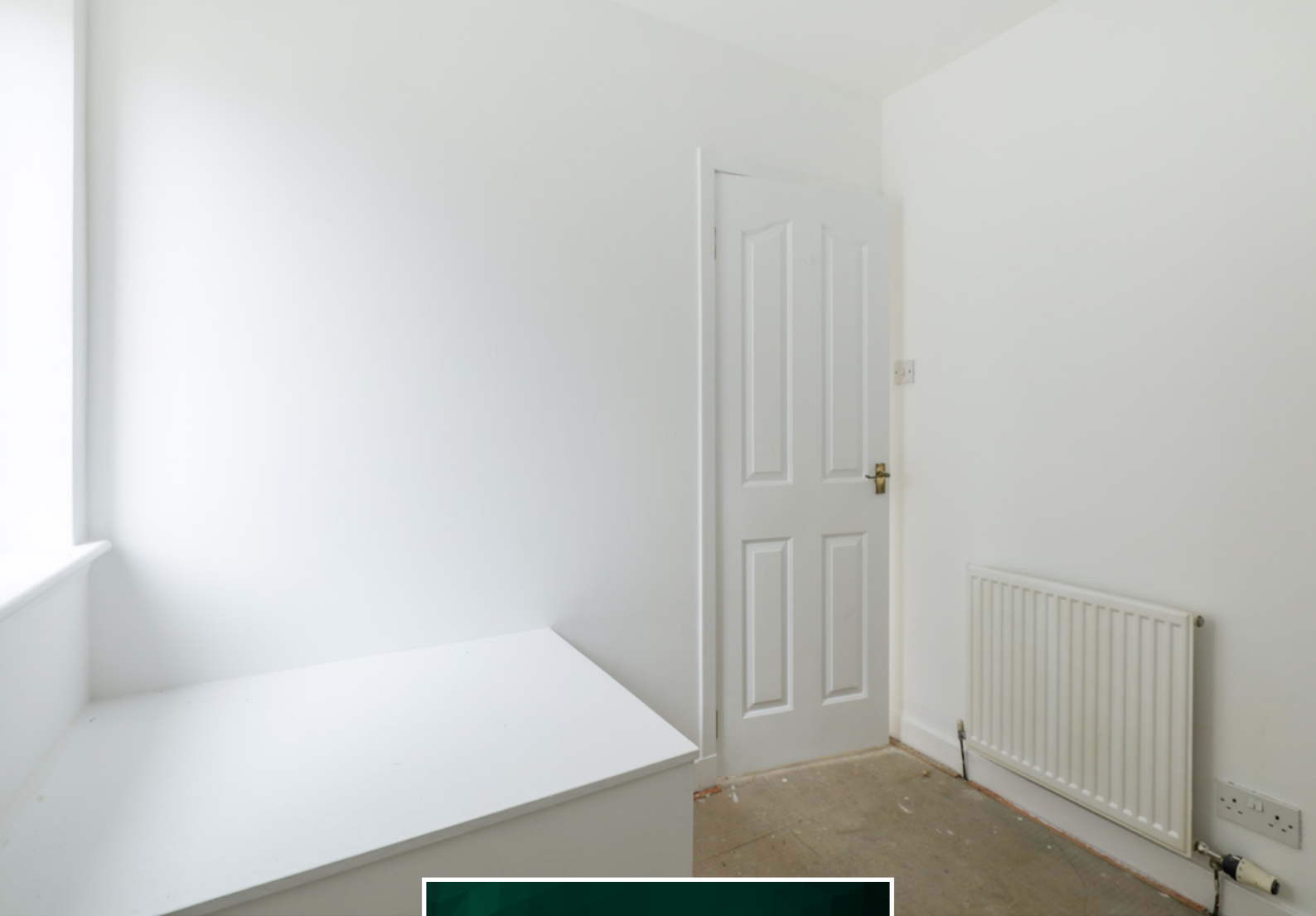
A staircase to the upper level leads to three bedrooms, two of which are good-sized doubles with the third being a smaller single-sized bedroom. A family bathroom with a shower over the bath completes the accommodation. In addition, there are ample storage cupboards on both floors.





Bedroom 2

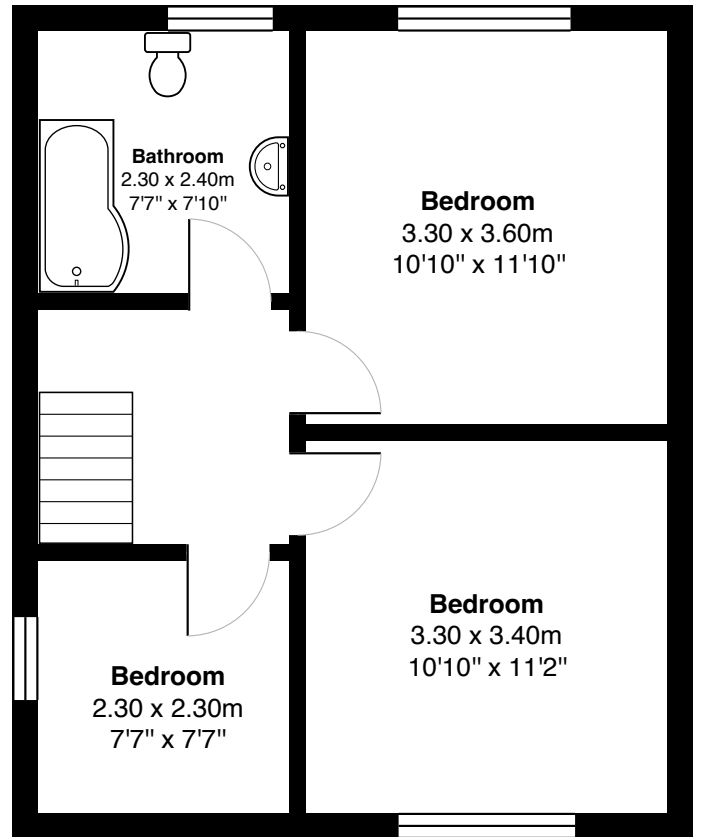
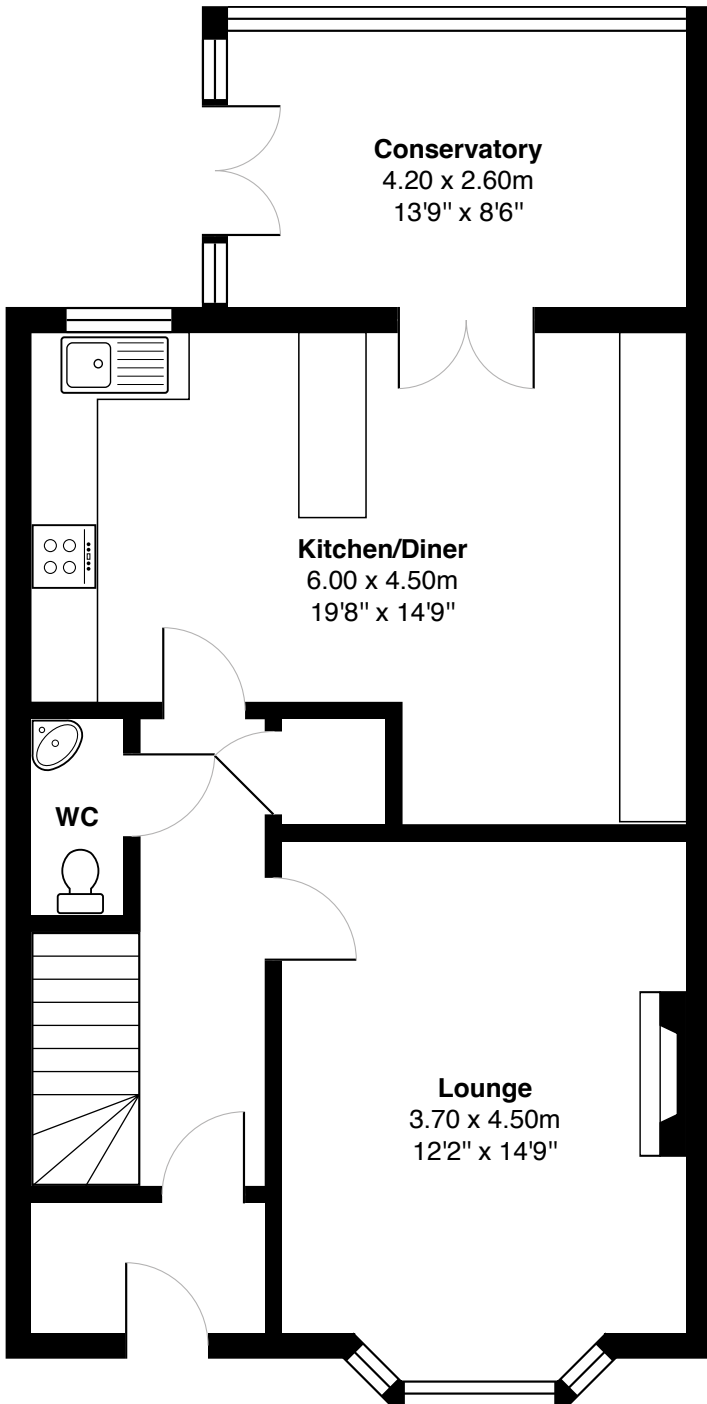




Bedroom 3







Gross internal floor area (m²): 95m²

EPC Rating: C

An ungated boundary wall to the front of the property allows off-street parking for several vehicles. The front garden is laid with decorative stone chip for ease of maintenance, with side access to the rear garden.

The extensive rear garden is laid mostly to lawn with a stone paving path to the bottom of the garden. A high boundary fence provides a safe environment for children and pets. The patio area from the conservatory is the perfect spot for some alfresco dining, entertaining and enjoying the sun.

Note: A single stone-built terraced garage in a line of four with an up-and-over door is owned by this property, located approximately 75 meters on the adjacent side street of Station Brae.



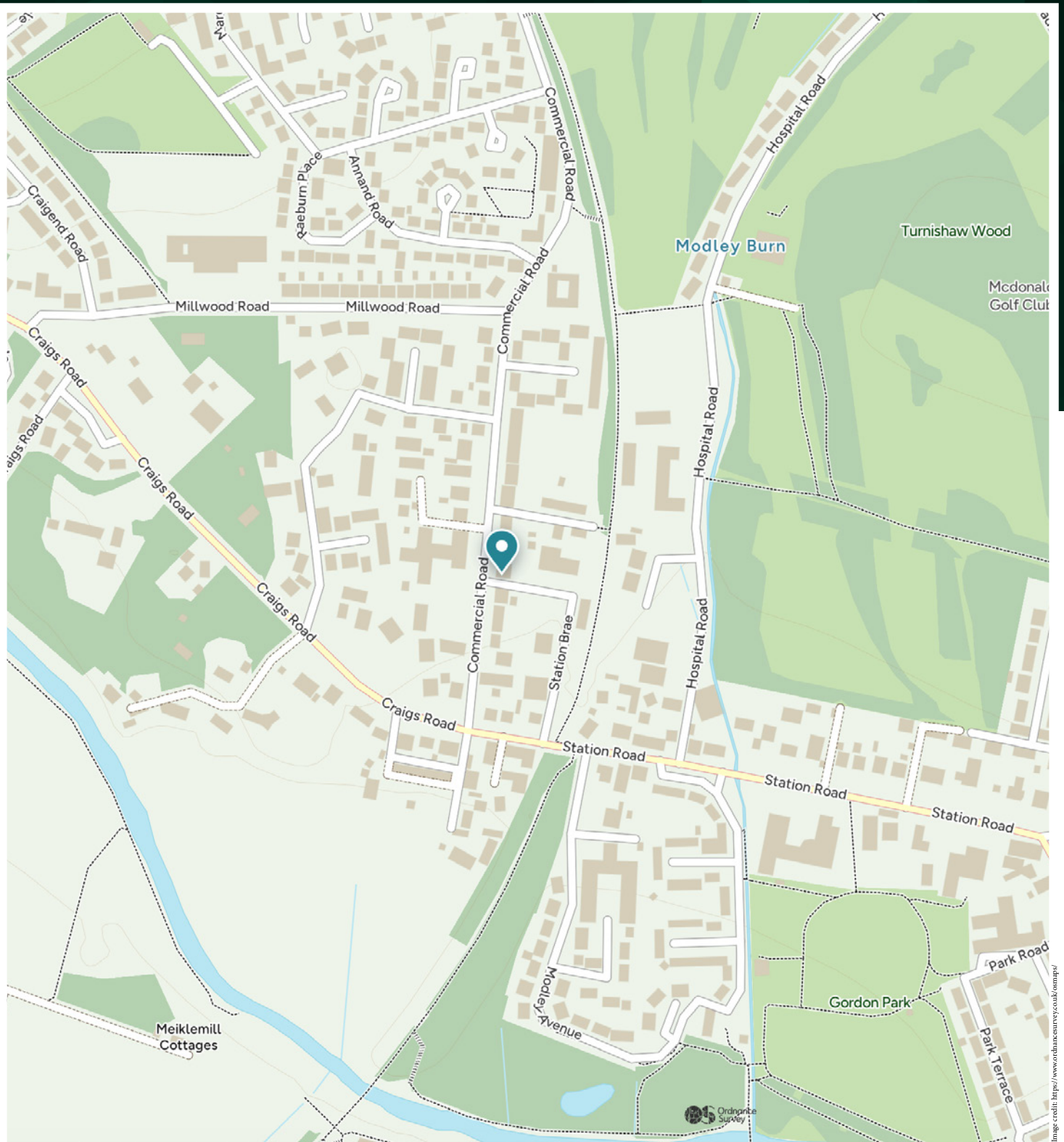


The country town of Ellon is bypassed by the A90 road, which offers convenient and direct routing to Aberdeen in the South and Peterhead and Fraserburgh in the North. All the normal facilities one would expect from a vibrant small town are readily available.

Ellon has a good academic reputation, with a choice of three primary schools and secondary education at Ellon Academy Community Campus, as well as sport and recreation facilities and a swimming pool. There are also numerous leisure and recreational facilities available in the area, including several immaculate 18-hole golf courses all within a short drive of this property. There are some fantastic walks close by, with Riverside Park offering walkways alongside the Ythan, where herons, salmon, trout and otters may be observed.

Further amenities that are available include an NHS health centre, specialist small shops, a post office, banking options, restaurants, cafés, pubs and major supermarkets. The town and area are well served by regular local transport. The city of Aberdeen offers excellent Bus and Rail service with National and International flights provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen.

Aberdeen City Centre is approximately 17 miles south and is easily commutable, especially with the Aberdeen Western Peripheral Route (By-Pass).



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