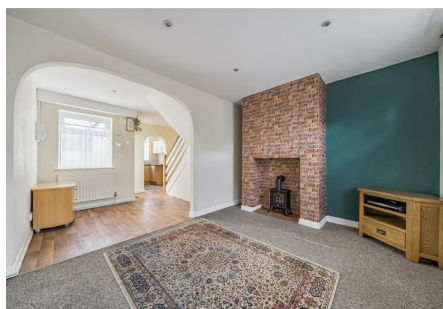




73 Scotland Street, Ellesmere, Shropshire, SY12 0DH

A traditional two-bedroom period town centre cottage benefitting from deceptively spacious living accommodation and a versatile rear courtyard, conveniently situated within walking distance of Ellesmere's many amenities.



Oswestry (8 miles), Shrewsbury (16 miles), Chester (25 miles).

(All distances approximate)



- Town Centre Cottage
- Period Property
- Open-Plan Living/Dining Room
- Rear Courtyard
- No Onward Chain
- Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 73 Scotland Street, Ellesmere for sale by private treaty.

73 Scotland Street is a traditional town centre cottage which has, over the years, been extended and improved to now provide around 540 sq ft of deceptively spacious living accommodation arranged across two floors, these comprising, on the ground floor, an open-plan Living/Dining area which leads through to a Kitchen, together with two first floor Bedrooms and a Wet Room.

The property is complemented by a useful rear courtyard which enjoys a desirable south-easterly aspect and offers excellent potential for enhancement.

SITUATION

The property is conveniently positioned within walking distance to Ellesmere's many amenities, which include Schools, Supermarket, Medical Facilities, Public Houses, and an array of independent Shops, as well as being particularly well situated for access to The Mere and the local canal network, both of which provide splendid country walking. The larger towns of Oswestry and Whitchurch lie within easy reach and offer a more comprehensive range of facilities, with the county centres of Wrexham and Shrewsbury positioned to the north and south respectively, these enjoying a further range of facilities, including cultural and artistic attractions.

W3W

///shunted.purifier.figure

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall.

DIRECTIONS

From our Ellesmere office, proceed south along Scotland Street, continuing for around 0.2 miles where the property will be situated on the left and identified by a Halls "For Sale" board.

THE PROPERTY

The property is principally accessed to the north via a front door which opens into a welcoming Living Room which features a window overlooking the front elevation and a "log-burner" style electric heater positioned within an inglenook, alongside ample space for seating and an archway which leads through to a versatile Dining Area, ideal for use for more formal occasions or for use as a Study or further Reception Room.

The ground floor accommodation continues, via an inner Hallway, where stairs rise to the first floor and a door leads out onto the Rear Courtyards, through to a Kitchen, this featuring a selection of base and wall units with work surfaces over, alongside a window overlooking the rear and planned space for appliances.

Stairs rise to the first floor where doors allow access into two Bedrooms, both of which boast windows onto the front elevation and which are served by a recently modernised Wet Room comprising fully tiled walls set against a low-flush WC, hand basin, and wall mounted shower.

OUTSIDE

The property is accessed directly from Scotland Street or via a passageway situated to the side of the property which culminates at the rear courtyard.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



The rear courtyard is a surprising feature of the property and enjoys a desirable south-easterly aspect whilst, at present, being predominately laid to concrete but offering excellent potential for enhancement.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Living/Dining Room: 5.06m x 3.56m

Kitchen: 2.30m x 2.25m

- First Floor -

Bedroom One: 2.97m x 2.88m

Bedroom Two: 3.87m x 1.70m

Wet Room:

SERVICES

We understand that the property has the benefit of the mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The council tax for this property is Band A on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

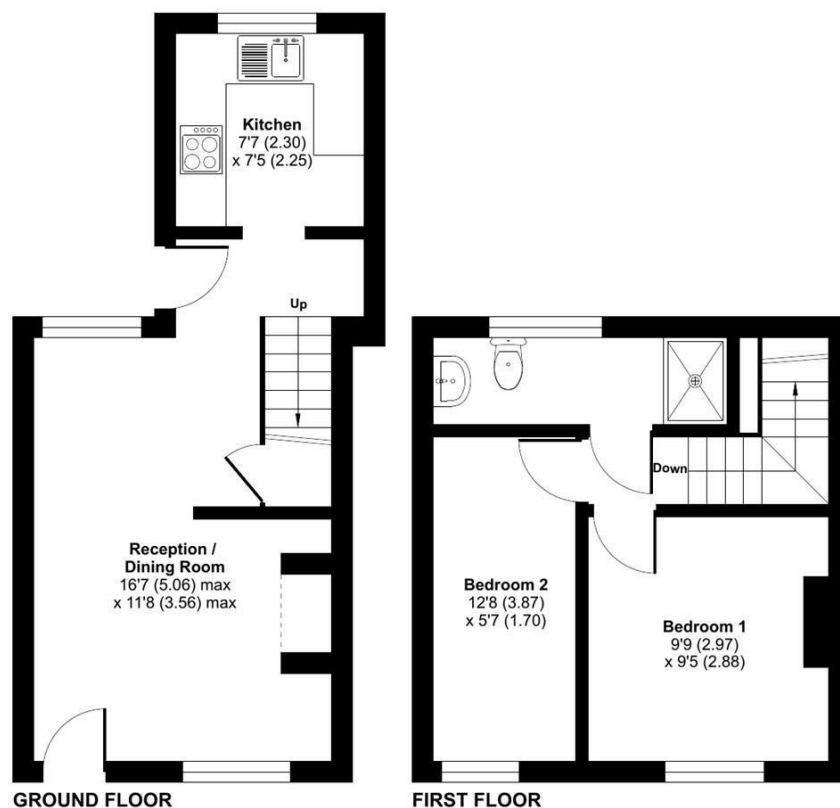
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691 622602]

FOR SALE

73 Scotland Street, Ellesmere, Shropshire, SY12 0DH

Approximate Area = 539 sq ft / 50 sq m
For identification only - Not to scale

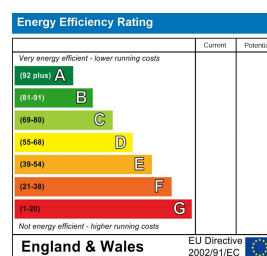


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Halls. REF: 1344499

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.