



2 Burnbank Cottages

Tipperty, Ellon, Aberdeenshire AB41 8LX

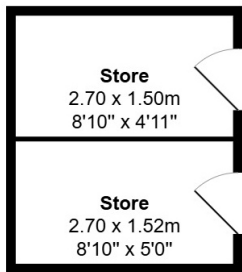


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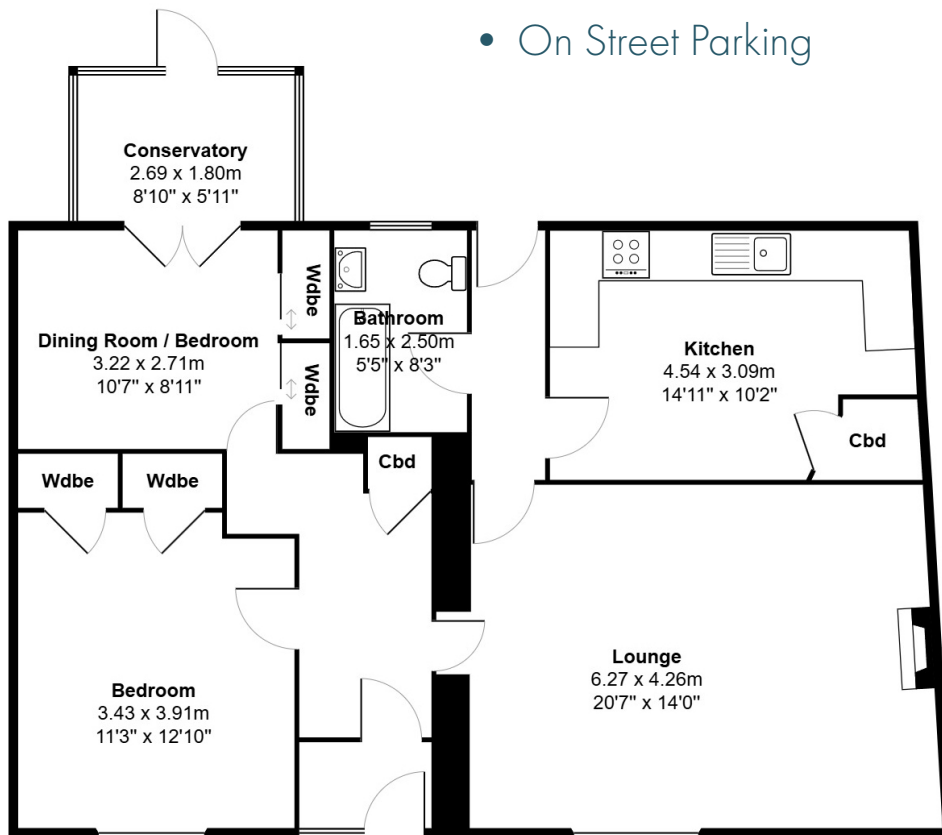
Located just under five miles away from the thriving town of Ellon, this charming two bedroom end terraced cottage with shared garden is situated within the small hamlet of Tippetty, with excellent access to the A90 dual carriageway.

Requiring a degree of modernisation throughout, the property is of mostly neutral decoration, allowing prospective purchasers to express their individual style and bring their interior design vision to life. An ideal opportunity for a first time buyer or property investor. This property is available either individually or with the adjoining property, 1 Burnbank Cottages.

The welcoming vestibule leads into the reception hall. From the generously proportioned lounge, the rear hall provides access to the dining kitchen and family bathroom. Double bedrooms one and two respectively overlook the property frontage and rear garden. Bedroom two also provides access to the bright sun lounge.



- Electric Storage and Panel Heating
- Double Glazing
- Mains Water and Private Drainage
- Two Bedrooms
- Shared Garden
- On Street Parking



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

Council Tax

Band D

EPC

Band E

Entry

By Arrangement

Viewing

Contact Solicitors
01224 868687

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