

# 2 Hilton Farm Steadings

ELLON, ABERDEENSHIRE, AB41 8EB



**McEwan Fraser Legal is delighted to offer to the market this 5-bedroom traditional stone and slate terraced steading which was refurbished to a high standard in approximately 2004.**

Offering spacious and versatile living accommodations over two floors, presented to the market in an immaculate walk-in condition. Further benefiting from a multitude of stylish fittings and finishings with fresh decor, double glazing with an oil-fired central heating system.

Its stunning peaceful location undoubtedly will make a fantastic family or extended family home, and would also suit the professional couple looking for a spacious ideally located property. Early viewing is a must and is highly recommended you will not be disappointed.





The spacious accommodation over two levels consists of a welcoming hallway leading to all further accommodation. The spacious lounge is flooded with natural light from two sets of patio doors and a traditional wood-burning stove adds that touch of grandeur.



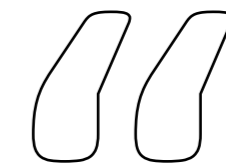


There are two bedrooms on the ground floor, one of which is currently being used as a home office a three-piece family shower room completes the ground floor.





A bespoke wooden staircase with wooden balustrades leads to the upper floor, the dining kitchen is fitted with a Rayburn stove a multitude of base and wall-mounted units with contrasting worktops and a mixture of integrated and stand-alone appliances with access to a utility room and rear porch which in turn leads to the side garden.



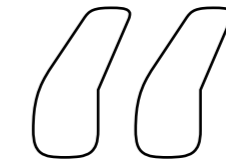
**the dining kitchen is fitted with a Rayburn stove a multitude of base and wall-mounted units with contrasting worktops**



The spacious master bedroom with an en-suite shower has stunning views over the countryside and a fitted double wardrobe. There are two further double bedrooms both have fitted wardrobes. A centrally located family bathroom completes the accommodation. There are ample storage cupboards on both floors.





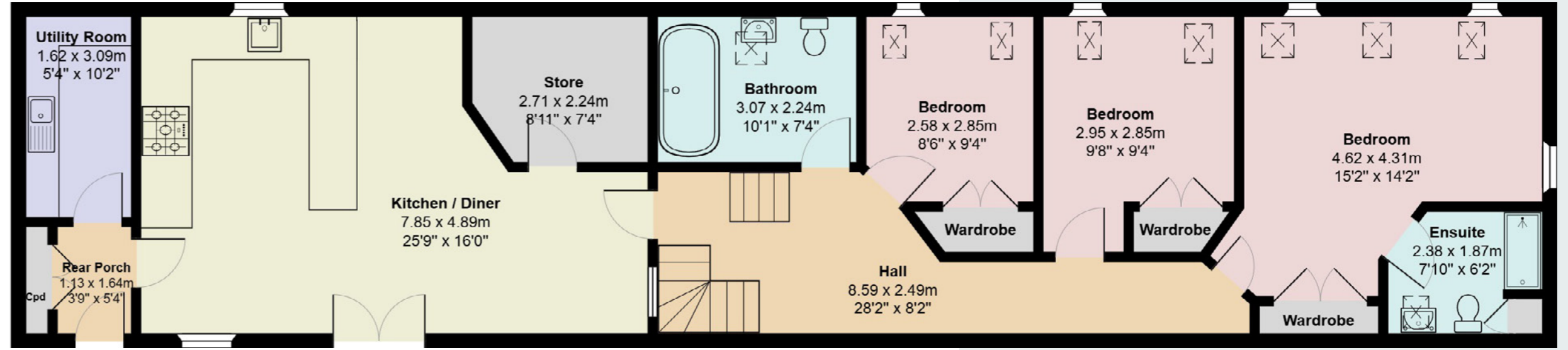


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Gross internal floor area (m<sup>2</sup>): 167m<sup>2</sup>  
EPC Rating: D





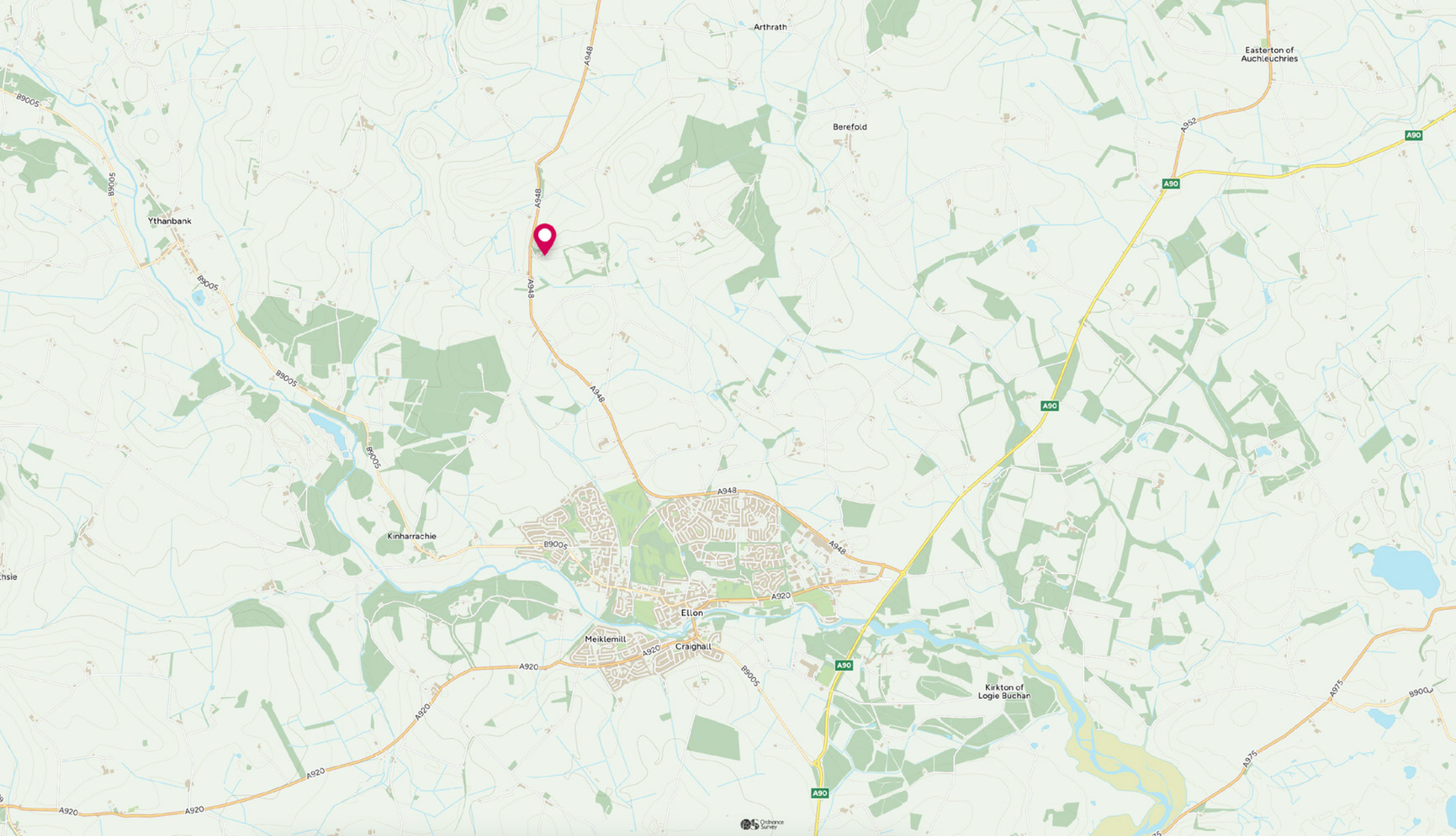
There are extensive garden grounds to the front and side of the property, bordered by a mixture of trees, hedges and, a fence on one side and laid mostly to lawn. A patio area from the lounge is the perfect spot for some alfresco dining and enjoying the views and sun. A fenced area from the rear porch provides a safe environment for children and pets. A large garage adjacent to the property has power and light.

**Number 2 Hilton Farm Steadings, is set back from the B948 on a tree-lined track of approximately 300 metres situated in the Heart of Aberdeenshire an area of renowned mixed livestock, arable farming and exceptional beauty.**

The country town of Ellon is approximately 2.5 miles to the south and is bypassed by the A90 approximately 3.5 miles South West which offers convenient and direct routing to Aberdeen in the South and Peterhead and Fraserburgh in the North. Ellon has a good academic reputation with a choice of primary schools in the area with secondary education available at the Ellon Academy Community Campus which also comprises sports and recreation facilities, with a swimming pool. Locally there are numerous leisure and outdoor pursuits available, including several immaculate 18-hole golf courses all within a short drive of this property.







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