



8

Old Aberdeen Road

Balmedie, Aberdeenshire AB23 8SH



mackinnons
solicitors



A good sized vestibule in turn leads to a welcoming reception hall with understair storage.

The well proportioned lounge boasts a bay window frontage and further picture window to the rear ensuring a good deal of natural light into the area.

Overlooking the front of the property, an attractive dining kitchen is fitted with a range of wall and base units in a contemporary gloss finish, ample work surface and splashback tiling. The integrated appliances will be included in the sale. Space for a dining table and chairs.

The useful utility room is fitted with additional wall and base and provides space for free standing appliances. Door to the rear garden. Located to the rear, a centrally set cloakroom is fitted with a two piece suite.

From the reception hall, a carpeted staircase leads to the spacious upper landing. There are three well proportioned double bedrooms located on the first floor, all with fitted wardrobe facilities.

A well appointed family bathroom is fitted with a white three piece suite with shower over the bath completes the accommodation.

Low maintenance front and rear gardens. Rear access lane leads to ample residents parking and gated access to exclusive off road parking and fully enclosed rear garden, which is mainly laid to lawn with paved patio area. The former detached single garage has been partially converted into a games room with external store and can easily be returned to a single garage if required.

We are delighted to offer for sale this well presented three bedroom mid terraced family home. The subject enjoys an enviable position within "The Village" development and is close to the excellent local amenities within Balmedie. The accommodation spans two floors with added benefit of converted garage to games room, ample off road parking and fully enclosed rear garden.

Viewing of this attractive family home is highly recommended to fully appreciate the location and accommodation on offer.





Terms

Council Tax
Band E

EPC
Band B

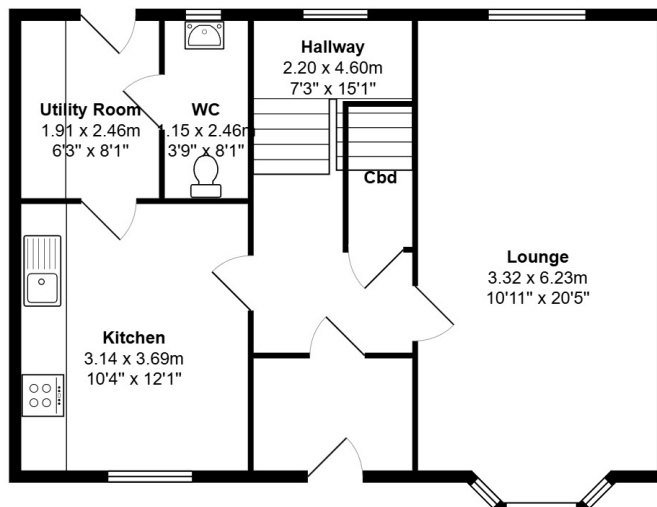
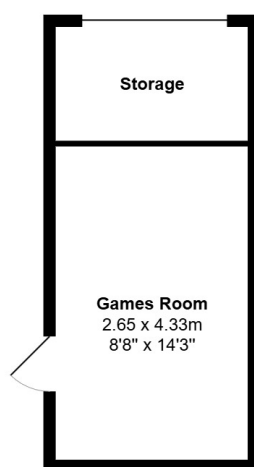
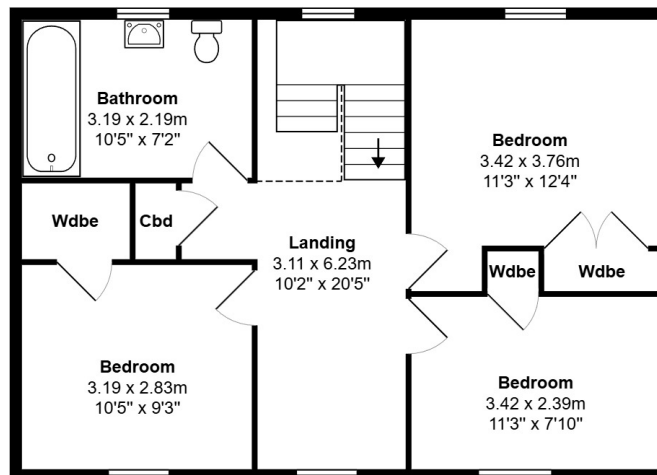
Entry
By Arrangement

Viewing
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- Light and Airy Lounge
- Spacious Dining Kitchen
- Useful Utility Room
- Bathroom and Cloakroom
- Three Double Bedrooms
- Enclosed Rear Garden
- External Games Room
- Off Road 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.



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