

**12 Keith Crescent,
Balmedie, Aberdeen, AB23 8ZS**


**Fixed Price
£265,000**

ASPC ref : 366116

 4  2  1 122 m² EPC **C** Council Tax Band **F**



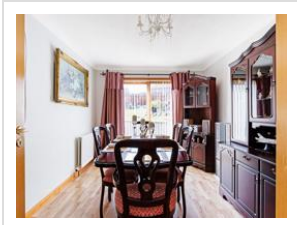
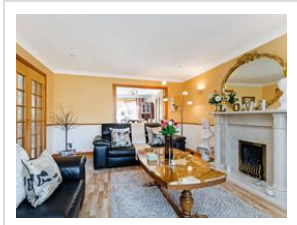
Arrange a viewing

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<https://www.shiellslaw.co.uk>



Property features:

 Central heating	 Garage	 Garden	 Parking
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This is a **detached home** on two floors which was built by Stewart Milne Homes in 1992. It has been well maintained over the years and regularly upgraded and modernised by its current owners to offer extremely comfortable accommodation by today's expectations. The rooms are well proportioned and in excellent order with many fine features and quality extras included in the sale. It benefits from full insulation, double glazing and gas central heating which ensure that it is economical to heat. The accommodation comprises lounge, dining room, luxury fitted dining kitchen, utility room, bedroom 4 and cloakroom/WC on the ground floor; while upstairs there are 3 further double bedrooms and a designer bathroom. It is surrounded by attractive gardens with a large driveway and a garage for off-street parking. Early viewing is strongly recommended to fully appreciate the value for money offered by this spacious home which offers room for the growing family.

Accommodation A Swedish security door gives access to the central hallway which in turn leads internal to the lounge, bedroom four, cloakroom and kitchen; while the central stairway leads to the bedrooms on the upper floor. A shelved cupboard provides useful storage space, decorative coving, smoke alarm, Pergo laminate flooring. Twin 12 pane glazed doors give access to the lounge.

Lounge This is a beautifully presented public room that is located to the front of the property. A window overlooks the front garden and the cul-de-sac in a northerly direction. There is a feature white marble fireplace with ornate Grecian pillars, marble mantle and hearth and a living flame gas fire which acts as a focal point. TV point, recessed down lighters, decorative coving, dado rail, telephone point.

Kitchen This is a luxury fitted kitchen with substantial storage/workspace in wall and floor mounted storage units with white high gloss veneered doors with stainless steel handles and matching black sparkle laminate worktops. The Blanco composite 1 ½ bowl and drainer with tiled splash backs, window to rear overlooks the garden, vinyl flooring. There is a breakfast bar for everyday dining which also houses a small fridge and provides storage. The Indesit freestanding dual fuel cooker, Hoover fridge freezer, fridge and Hotpoint dishwasher are all included in the sale. Pine ceiling, track lighting, TV point, an archway leads through to the dining room.

Dining room The formal dining room is ideal both for entertaining and everyday family dining. Twin 12 pane glazed doors give access from the lounge. French doors give access to the rear gardens and provide a pleasant aspect, Pergo laminate flooring, decorative coving, pendant light fitment.

Utility room The utility room has been fitted with a floor mounted base unit with a full width worktop. There is a stainless steel sink and drainer. Plumbing for washing machine and space for a tumble dryer. The wall mounted Potterton Suprema boiler fuels the central heating system. A Swedish security door gives access to the rear garden. Vinyl flooring, timer console.

Cloakroom/WC A convenient downstairs cloakroom/toilet with white suite which comprises back to wall toilet and vanity style wash hand basin with low-level storage, vinyl flooring, window to side, vertical blind, decorative coving.

Bedroom Four This room is currently used as a study but is a single bedroom in its own right. It is located to the front of the property and a built in wardrobe provides useful storage..

Upper Floor Accommodation

A semi-spiral staircase leads to the bedrooms on the upper floor. The Velux window provides natural lighting. The oak balustrade is a pleasing feature. An airing cupboard houses the hot water cylinder and provides storage on slatted shelving, a ceiling hatch gives access to the attic which is insulated and partially floored, smoke alarm.

Bedroom One The master bedroom is a bright and spacious double which is located to the front of the property. A window overlooks the front garden in a northerly direction. There is a double fitted wardrobe with hanging rail, shelving and mirrored easy glide sliding doors.

Bedroom Two This is an ideal guest or family bedroom which is very well presented. It is located to the rear and enjoys an aspect over the garden. There are two double fitted wardrobes with mirrored doors.

Bedroom Three The third bedroom is a bright and spacious double which is again in immaculate order. It is located to the front and there is a large fitted wardrobe with hanging rail, shelving and additional storage space.

Bathroom Modern fitted bathroom with white suite which comprises square twin flush back to wall toilet, vanity style wash hand basin with low level storage, bath and separate cubicle with Mira shower fitment and front entry glazed enclosure. Aqua panel lining within the cubicle, partial ceramic wall tiling, vinyl flooring, heated towel rail, window.

Extras All carpets, blinds, the Indesit cooker, Hoover fridge freezer, small fridge and Hotpoint dishwasher are included in the sale.

Central Heating A gas fired central heating system has been installed.

Double Glazing All windows are fitted with double glazed sealed units in UPVC frames with the exception of the Velux window which has a timber frame. There is leaded glass on most of the windows.

Gardens To the front the garden is enclosed by a stone wall and is largely laid in pink chips with a number of mature Japanese shrubs in pots for ease of maintenance. The rear garden is enclosed on three sides by timber fencing. It consists of an elevated lawn with a Japanese border which is again extensively stocked with shrubs in pots and tubs. Rotary clothes dryer, large mono block patio traps the summer sun. External light and external water tap, timber shed.

Garage and Parking There is a semi-detached single garage with pitched roof, power, light, up and over door and window to the side. There is a large tarmac driveway which provides off-street parking for the family's cars.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/366116/12-Keith-Crescent/Aberdeen/>

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