

**23 Leslie Crescent,**  
Alford, AB33 8TN

Price Over  
**£125,000**

ASPC ref : 382889

 2  1  1 55 m<sup>2</sup> EPC **D** Council Tax Band **C**



**Arrange a viewing**

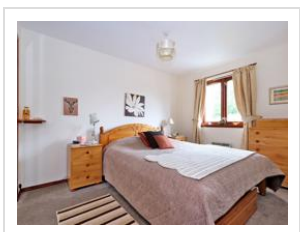
Below Home Report Valuation

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Property features:

 Central heating	 Garden	 Parking
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BELOW HOME REPORT VALUATION

**2 Bedroomed Semi-detached dwellinghouse**

Within walking distance of shops and amenities, Good commuter base for Aberdeen, Kingswells and Westhill, Well presented and spacious accommodation throughout, Electric central heating, Double glazing, Low maintenance garden. Driveway

This well presented **two bedroomed semi-detached dwellinghouse** is set in a lovely village location. Within walking distance of the shops and amenities. The property is a good commuter base for Aberdeen, Kingswells and Westhill. The house has spacious accommodation throughout, with electric central heating and double glazing. To the outside there is a low maintenance front and rear garden with driveway, and wooden shed to remain.

**Location:** The village of Alford is located some 26 miles from Aberdeen with a journey time of approximately 40 minutes. The village has a good range of local shops, a post office, banks and a new primary and secondary school. Located in the heart of Upper Donside, there are excellent sporting facilities at hand including a dry ski slope, swimming pool, golf course and Haughton Country Park, Alford is also an ideal commuter base for Aberdeen, Inverurie and the Industrial Estates of Westhill, the new Prime Four site at Kingswells, Bridge of Don and Dyce.

**Directions:** Travelling west from Aberdeen along the A944 Aberdeen road towards Alford. On entering the village continue along Main Street until you reach the Haughton Arms. Continue onto Greystone Road passing the Haughton Arms on your right. Take the second road on the right into David McLean Drive and then second right into Leslie Crescent. Follow the road until you reach number 23 on the right hand side clearly indicated by a Peterkins For Sale Sign.

**Entrance:** Entered through a hardwood door, the entrance vestibule is decorated neutrally with ceiling light fitment, coat hooks and neutral coloured carpet. Opaque glazed door leads through to the hallway.

**Hall:** The L-shaped hallway gives access to all accommodation. Shelved storage cupboard with coat hooks and houses the meter box. Ceiling light fitment. Smoke detector. Access hatch with Ramsey ladder to partially floored loft. Neutral coloured carpet.

**Lounge: 15'1" x 10'6" (4.59m x 3.20m)** Entered through an opaque glazed door, the lounge is bright and spacious, with bay window to the front with vertical blinds and curtains. Ceiling light fitment with dimmer switch. Coving. Television Sky and telephone point. Neutral décor and neutral coloured carpet.

**Dining Kitchen: 10'6" x 8'11" (3.20m x 2.71m)** The dining kitchen is located to the front of the property and has window with vertical blinds and curtains, decorated neutrally and fitted with a range of wall, base and drawer units with painted wood effect frontals with wood effect laminate worktops and tiled splashbacks. Space for slot-in cooker, extractor hood above cooker, 1½ bowl stainless steel sink with mixer tap and drainer, space for stand alone fridge freezer, ceiling light fitment, ample space for a dining table and chairs. The dining kitchen is also plumbed for a washing machine and has space for a tumble dryer. Completed with wood effect laminate flooring.

**Bedroom 1: 11'9" x 8'10" (3.58m x 2.69m)** The first of the two bedrooms is a well-proportioned double bedroom with window to rear with curtains decorated neutrally with ceiling light fitment, telephone point, ample space for a large double bed along with a range of freestanding furniture, double sliding door mirrored wardrobes with shelving and hanging rail, also separate shelved airing cupboard which houses the hot water cylinder, completed with neutral toned carpet.

**Bedroom 2: 10'7" x 8'6" (3.22m x 2.59m)** The second of the bedrooms has French doors leading out to the rear garden. Doors have curtains and also flood the room with natural light. Currently used as a sitting room the second bedroom has ample space for a double bed along with a range of freestanding furniture and is decorated neutrally with ceiling light fitment, telephone and television points and neutral coloured carpet.

**Shower Room:** The shower room is located to the side of the property has opaque glazed window with blind and fitted with a white two piece suite comprising wash-hand basin and W.C. there is also a large walk-in shower enclosure area with mains fed shower. Aqua panelled to full height in the shower enclosure and tiled behind the wash-hand basin and W.C. Wall mounted mirror with light and shaver point above. Also wall mounted mirrored vanity unit with floating shelving below. Ceiling light fitment, neutral décor, extractor fan, small chrome fitments and bamboo style grey vinyl flooring.

**Outside:** Outside and to the rear of the property there is a lovely well maintained low maintenance garden. The garden is set out with a range of paths, patio areas, stone chipped areas and well stocked beds. A wonderfully tranquil garden with established bushes, shrubs, plants, trees and flowers. There is a perfect seating area and space for outside table and chairs. Rotary clothes dryer. Also incorporated in the sale will be the wooden shed. The garden has an outside tap and driveway to side which provides parking for several cars. The property is accessed via door at the side and completing the package in front of the property there is a low maintenance stone chipped garden area.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/382889/23-Leslie-Crescent/Alford/>

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