

**10 Menie Crescent,
Balmedie, Aberdeen, AB23 8ZW**

**Price Over
£165,000**

ASPC ref : 386285

 2  1  1 54 m² EPC **C** Council Tax Band **D**



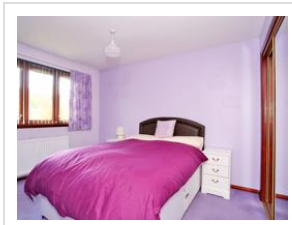
Arrange a viewing

 **01224-632500**
(Ledingham Chalmers LLP)


Ledingham Chalmers LLP
Johnstone House, 52-54 Rose Street (Sales)
Aberdeen
AB10 1HA

Email:
property@ledinghamchalmers.com

Website:
<http://www.ledinghamchalmers.com>



Property features:

 Central heating	 Garage	 Garden	 Parking
--	---	---	--

Situated within an established residential street in the popular village of Balmedie, we offer for sale this **two bedroom detached bungalow**. The property is well proportioned throughout, set on a generous plot and sure to appeal to a range of purchasers.

The home is entered into the hallway, giving way into a large front facing lounge with central fireplace. The kitchen is fitted with a range of wall, base and drawer units, overlaid with contrasting work surfaces and incorporating various integrated and free-standing appliances. The first bedroom is a well sized double, boasting a built-in wardrobe with mirrored sliding doors as well as a further cupboard housing the hot water tank. The second bedroom also benefits from a built-in wardrobe, with ample space for further free-standing furniture. The home is completed by the bathroom which is fitted with a three piece suite comprising W.C., wash hand basin and bath with shower over. The loft space can be access via the hatch with ramsay ladder in the hallway and offers excellent additional storage space.

Outside, the property enjoys well tended gardens to both the front and rear which are mainly laid to lawn with mature bushes and shrubs. The driveway to the side offers convenient off-street parking and leads up to the single garage with up and over door, power and light.

Lounge 15'00" x 10'05" (4.57m x 3.18m) approx.

Kitchen 10'04" x 8'08" (3.15m x 2.64m) approx.

Bedroom 1 11'07" x 10'05" (3.53m x 3.18m) approx.

Bedroom 2 8'07" x 8'05" (2.62m x 2.57m) approx.

Bathroom 6'05" x 5'08" (1.96m x 1.73m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band C

From the city centre, travel along King Street and onto Ellon Road, passing through the roundabouts and exiting to the left for Balmedie. Take the first exit at the roundabout then the second exit at the next roundabout. Take third left onto Keith Avenue, follow the road round and Menie Crescent is the third opening on the right.

Balmedie is located approximately 8 miles North of Aberdeen and is renowned for its scenic beach and Country Park. The area is well served by local amenities including a pre-school nursery, primary school, leisure centre, shops and Post Office. Close by amenities include the Bridge of Don Park and Ride, Aberdeen International Airport and the oil related offices at both Bridge of Don and Dyce. There are several challenging golf courses close by including the highly acclaimed Trump International Golf Centre.

View this property on [aspc.co.uk](http://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/386285/10-Menie-Crescent/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.