

**Jandel,**

Balmedie, Aberdeen, AB23 8YY

Price Over

**£330,000**

**Under offer**

 **3**
 **2**
 **3**

 **141 m<sup>2</sup>**
 **EPC D**
 **Council Tax Band F**



#### Contact Seller

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#### Features



Garden



Off street parking

## Description

An excellent opportunity has arisen to purchase this **thriving cattery business and three bedroomed detached residential property**, which is situated in an excellent location only minutes from the Bridge of Don. Set within beautiful, mature gardens, the cattery is situated within the grounds, and comprises purpose built, high quality spacious uPVC units for single/double cats, together with family units with access to outside runs. The immaculate detached bungalow comprises of a vestibule and reception hall, a beautifully appointed lounge, striking kitchen/diner, utility room, a superb conservatory, shower room and three double bedrooms, with en suite shower room to the master. A large tarred driveway offers ample vehicular parking and leads to the former double garage which has been converted to form an adaptable, fully lined and floored entertainment room with fitted kitchen and immaculate shower room. The property affords fine views across the front towards the sea, and benefits from full double glazing and gas central heating. This is an excellent opportunity to acquire an immaculate family home and thriving cattery business for which viewing is essential to fully appreciate.

Balmedie is renowned for its scenic beach and Country Park and is situated approximately 9 miles from the city centre. Well served by local amenities including nursery, primary education, leisure centre, shops and Post Office. Easy access is available to Aberdeen City, including the Bridge of Don Park and Ride, Aberdeen Airport and the various oil related offices at both Bridge of Don and Dyce.

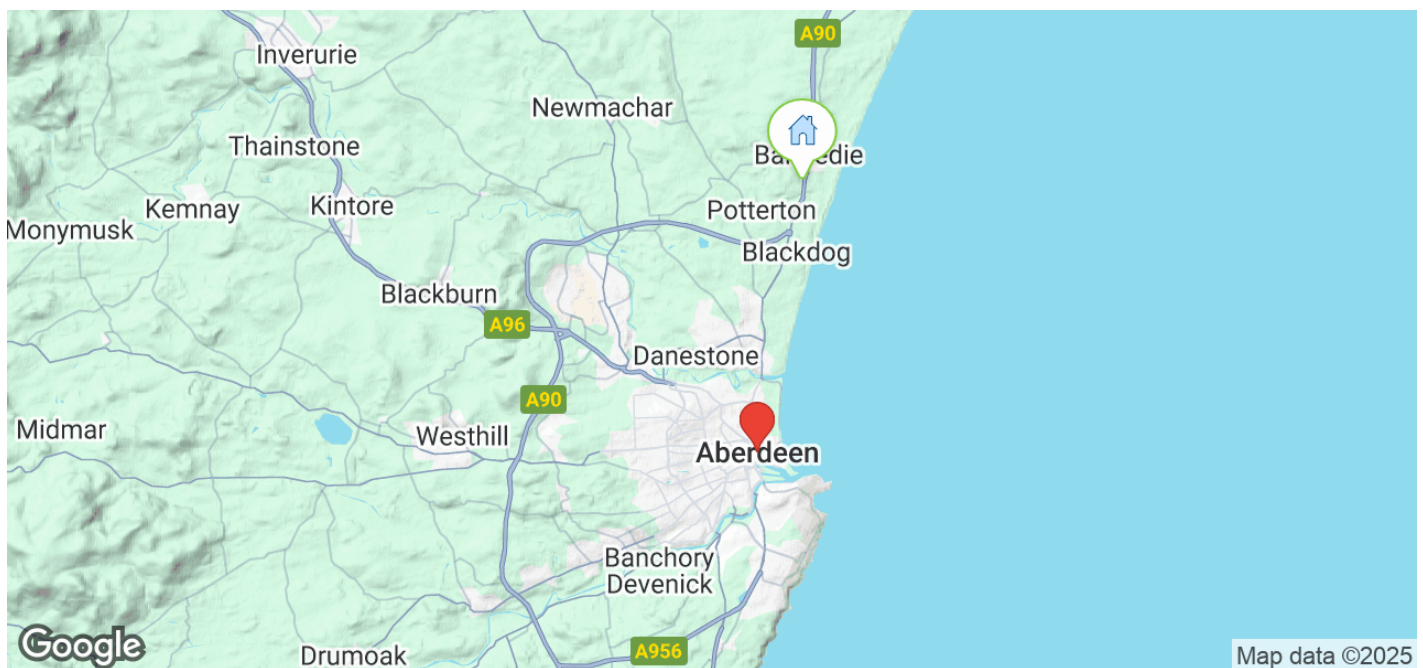
**Cattery Business** This thriving, busy cattery can accommodate 27 cats, and comprises a variety of double sized purpose built uPVC units, all with power, light and heating. There are also three spacious family units with access to outside runs, and these are ideal for families with several cats. The cattery units are all in immaculate order.

Accounts Financial documents and copy accounts will be available to interested parties after formal viewing.

**Self Contained Entertainment Room/ Office:** 5.50m x 5.41m (18'0" x 17'7") approx. This spacious former double garage is ideal for entertaining and offers huge potential for a variety of uses. It incorporates a modern, open plan kitchen area and separate shower room comprising a self contained shower cabinet and two piece suite set within modern vanity storage cabinets with co-ordinating gloss tops. Two picture windows to front. Laminate flooring. Telephone point.

## Directions

From Aberdeen proceed north out of the city along A90 Aberdeen/Peterhead road and continue for approximately six miles taking the slip road signposted Balmedie. Follow the road and take the second exit at the roundabout signposted Millden School. The property is located a short distance along this road on the right hand side as indicated by our for sale board.



## Accommodation comprises

**Vestibule** Fitted with hardwood flooring. Matwell. Glazed Georgian style door to hall.

**Reception Hall** A spacious L-shaped hall, fitted with hardwood flooring and incorporating a built-in double cupboard and natural wood inner doors.

**Lounge:** 4.64m x 4.18m (15'2" x 13'7") approx. A beautifully appointed room with picture window to front affording fine views across the sand dunes and the sea. Presented in elegant co-ordinating décor

and fitted with laminate flooring, an impressive Italian stone fireplace with inset coal effect living flame gas fire offers an eye catching focal point.

**Kitchen/Diner:** 5.78m x 3.23m (18'10" x 10'6") approx. A beautifully co-ordinated room on open plan, fitted with an excellent range of cream gloss storage cabinets finished with satin chrome handles. The generous runs of beech wood effect tops which extend along the splashbacks incorporates an inset granite sink and fixed breakfasting table for casual dining. Upright radiator. Tiled effect flooring. The built-in Neff double oven, five burner gas hob, mocha glass splashguard and chrome canopy style extractor are to remain, together with the integrated fridge/freezer and dishwasher.

**Conservatory:** 3.57m x 2.55m (11'7" x 8'4") approx. This spacious room is well appointed to fully appreciate the splendid setting and offers an excellent spot for relaxing. Glazed French doors open out to a superb decked seating area. Ceramic tiled floor.

**Utility Room:** 3.21m x 1.59m (10'5" x 5'2") approx. On archway open plan, and fitted with the same cabinets and worktops as the kitchen, incorporating an inset single drainer sink and chrome mixer tap. Plumbed for automatic washing machine and space for tumble dryer. Shelved airing cupboard. Part glazed access door to garden. Tiled effect laminate flooring.

**Master Bedroom:** 3.57m x 3.48m (11'7" x 11'4") approx. Stylishly presented with feature paper wall and fitted with laminate flooring, affording glorious views across the sea. Wall to wall mirrored door wardrobes.

**En Suite Shower Room** Fitted with a two piece white suite and self contained, fully tiled shower cabinet. Vinyl flooring. Opaque window to side. Electric shaver socket.

**Double Bedroom 2:** 3.32m x 3.29m (10'9" x 10'8") approx. A further generously proportioned room with window to rear and two built-in wardrobes.

**Double Bedroom 3:** 3.35m x 2.49m (10'10" x 8'2") approx. Affords fine views across the front and incorporates a built-in wardrobe.

**Shower Room:** 3.16m x 1.54m (10'4" x 5'0") approx. An attractive, modern room, incorporates a walk-in double sized shower enclosure with aqua panel surrounds, and a two piece suite set into modern vanity storage cabinets with co-ordinating beech wood effect tops and overhead storage cabinet/vanity mirror. Chrome ladder radiator. Porcelain tiled flooring. Extractor.

### **(Outside)**

The property occupies a glorious setting, standing within immaculate gardens of considerable size. The gardens are well sheltered to the rear and incorporate mature lawns, extensive walkways, and an abundance of mature trees, shrubs and bushes which stretch along the boundaries offering privacy and seclusion. An extensive driveway with turning point offers ample vehicular parking and gives access to a car port. A well appointed PVC split level decked seating area to the rear offers an excellent spot for alfresco dining. There is also an additional covered gazebo seating area which offers shelter from the elements. Rotary clothes dryer.

### **(Other Information)**

Gas central heating. Full double glazing. All floor coverings, curtains, blinds and light fittings to remain.

**View this property here**

<https://www.aspc.co.uk/search/property/321044/Jandel/Aberdeen/>

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