

Summer's View,

Balmedie, Aberdeen, AB23 8YN

Fixed Price

£340,000

Under offer

 **4**
 **2**
 **2**

 **187 m²**
 EPC **E** Council Tax Band **F**



Contact Seller

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Features



Garage



Garden



Land

Description

UNIQUE FOUR BEDROOMED DETACHED RURAL PROPERTY WITH EXTENSIVE GROUNDS

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Accommodation: Hallway, Two Lounge Areas, Two Kitchen Areas, Four Bedrooms (one with En-suite Bathroom), Bathroom, Utility Room, Garage/Gym and Extensive gardens

We are delighted to offer for sale this unique **four bedroomed** family home situated in a rural location with stunning views over the Aberdeenshire countryside. The property offer spacious living accommodation with two sitting rooms and two kitchens making it the ideal property for the large family or rental business. The property benefits from oil fired central heating and all carpets, curtains,

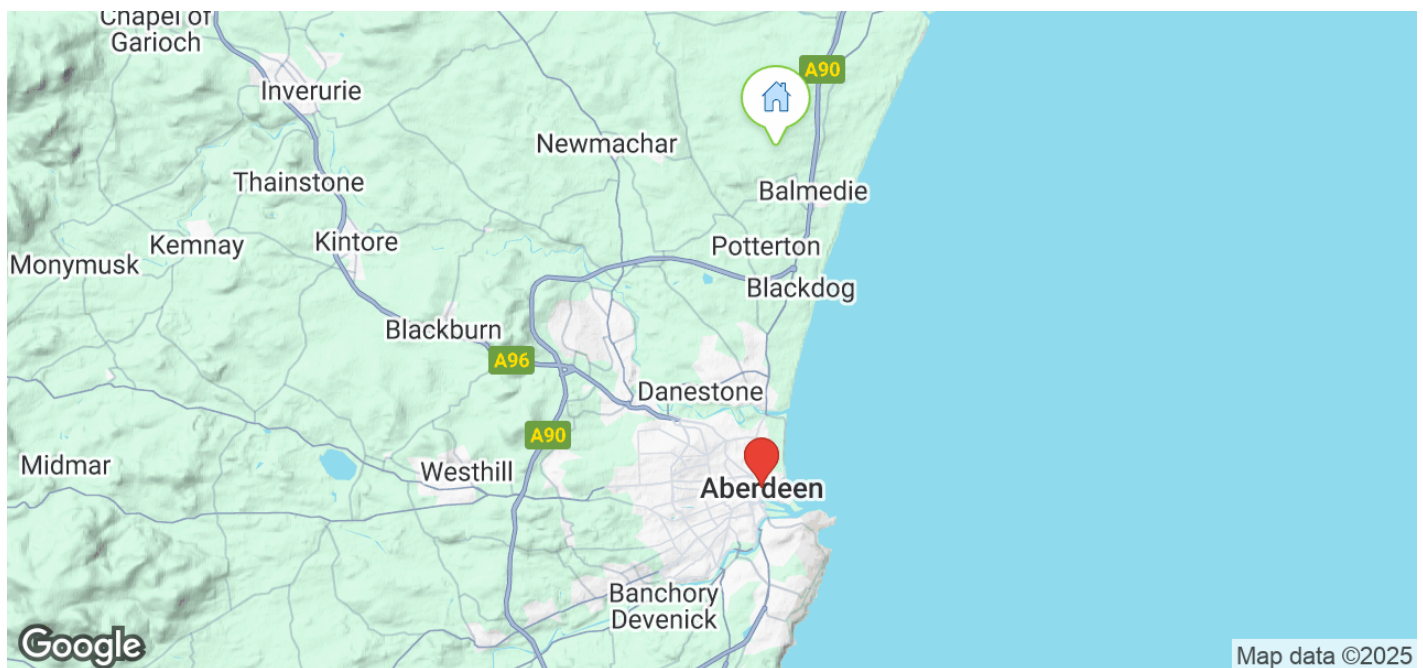
blinds and light fittings are included in the sale. New Internal wooden doors have been fitted throughout the property

The property itself lies just outside the village of Belhelvie approximately 9 miles from Aberdeen. Local shopping and leisure facilities are located in nearby Balmedie village and the property is within easy commuting distance of the Industrial Estates of Bridge of Don and Dyce and into Aberdeen city centre.

Council Tax Band: F

Directions

Directions: Travelling north from Aberdeen along the A90, at Balmedie turn left onto the B977 towards Belhelvie. After 300m turn right at Victoria Hall Garage, after 100m turn left before the church. Top of the road turn right and then after 400 m turn right into un tarred road with small sign Denhead of Orrock and Gray & Connachie For Sale Sign. The property is situated at the bottom of the lane.



Accommodation comprises

The accommodation comprises:

Entrance Vestibule: Entrance by way of glass panelled sliding doors into spacious vestibule with hallway leading to ground floor rooms and stairway to upper floor

Lounge (7.73m x 4.34m approx.) Bright and airy lounge with windows to the front and rear of the property giving panoramic views over the surrounding countryside. Unique feature fireplace with brick surround and slate base housing wood burner. Wooden mantle surround. Radiator. T.V. point. Telephone point. Leading on to open plan to dining area.

Dining Area/Family Room (7.79m x 2.7m approx.) Spacious dining area with windows to both sides and to the rear of the property, allowing ample natural light. Patio doors to back garden. Full length window to side of area with window seat, currently used as a Games Room this area could provide a large dining room or spacious additional family area.

Kitchen (6.64m x 2.65m approx.) Kitchen with large window overlooking the back of the property. Doorway to Utility Room. Range of silver kitchen units with complementing wooden worktops and tiled

splashback surround. Neff built-in electric oven and hob. Electric ceiling mounted extractor fan. Dishwasher. Floor tiling. Stainless steel double sink with drainer. Wall mounted shelving. Wall mounted pan with potshelf. Breakfast bar to dining/family area.

Utility Room (2.44m x 1.99m approx.) Large utility room with door leading to side garden area. Large sink with mixer tap. Large walk in cupboard with shelving. Large 210 litre emersion water heater giving ample hot water throughout the property. Ample worktop space with splashback surround. Tiled flooring. Samsung washing machine. Candy dryer. Beko freezer. Built in cupboard. Wall mounted shelving.

Hallway (7.37m x 3.62m & 4.52m x 2.40m approx.) Hallway giving access to all ground floor rooms. Radiator. Laminated Parkay style flooring. Smoke Alarm.

Bedroom 2 (3.79m x 3.42m approx.) Spacious double bedroom with window overlooking the front of the property. Two double wardrobes with hanging rails and shelving.

Bedroom 3 (4.41m x 2.31m approx.) Spacious double bedroom with window overlooking the rear of the property. Pedestal sink with built in cupboards, mirror, laminate flooring.

Bedroom 4 (3.46m x 3.13m approx.) Large double bedroom with window overlooking the side of the property. Radiator. Wooden flooring.

Bathroom (3.46m x 2.48m approx.) Large family bathroom with white three piece bathroom suite comprising bath, W.C. and pedestal sink with range of bathroom cupboards. Fully panelled and with complementing flooring. Underfloor electric heating. Walk in shower cabinet with power shower. Frosted window overlooking side of the property. Heated towel rail. Wall mounted bathroom units.

Upper Floor

Lounge & Kitchen on open plan (7.72m x 4.98m approx.) Spacious upper floor lounge and kitchen area which could easily be used as separate living accommodation within the property. Windows overlooking the side and rear of the property. T.V. point and telephone point. Laminate flooring. Breakfast bar to kitchen area with separate aerial. Range of kitchen base level units and wall mounted opaque display unit. Stainless steel sink and drainer. Hatch giving entry to the eaves allowing further storage. Radiators.

Master Bedroom (4.15m x 3.39m approx.) Bright and airy master bedroom with velux window allowing ample natural light. Spotlights. Ample electric sockets. Radiator. Entrance hatch to eaves giving extra storage. Door to walk in cupboard (14m x 4m) running the length of the house. Hanging rails and shelving. Coat hooks and shoe racks to remain. Radiators. Hatch to the eaves. **En-suite Bathroom (4.95m x 0.96m approx.)** Glass panelled doorway leading to en-suite bathroom. White three piece bathroom suite with stand alone bath. Pedestal sink with built in cupboards and W.C. Spotlights. Large walk-in shower cabinet with power shower. Window overlooking the side of the property. Tiled flooring.

OUTSIDE

Garage/Gym (4.49m x 2.10m approx.) Spacious garage with concrete flooring currently used as a gym. Spotlights. Large window overlooking the front of the property. Power socket.

Outside: To the front of the property is a large parking area easy accommodating nine or ten motor vehicles. To the sides and rear of the property are substantial garden ground on several levels. To the side of the property houses the oil tank. 3 sheds 2 of which are wooden sheds and the third is a kennel. The sheds border a large drying green with clothes poles and washing lines. There follows a

large area of landscaped lawns supporting mature shrubs and trees. To the immediate rear of the property is a covered area of decking housing a hot tub steps lead to an area laid to gravel overlooking the rear garden ground and steps lead to a gently sloping garden, featuring triple level fish pond of varying depths containing numerous fish. Garden picnic table. Towards the end of the rear garden is a large inflatable swimming pool with ladder situated on a sand base with hut housing pool filter. The garden continues round to the third section of the rear garden formerly an allotment and now a wildlife garden. Steps up to the side of the property lead to the parking area. The garden also supports fruit trees benefiting from plum and apple trees.

View this property here

<https://www.aspc.co.uk/search/property/358452/Summers-View/Aberdeen/>

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