



3 Hallforest Crescent | Kintore | AB51 0SQ

Four Bedroom Detached Family Home

Offers Over £260,000

Enjoying a desirable spot within an quiet cul-de-sac, we offer for sale this four bedroom detached family home, offering excellent accommodation across two floors.

The property is entered into the hallway, having a useful under-stair cupboard and giving way to the living accommodation. With a pleasant outlook to the rear, the spacious lounge features neutral decor and an attractive box bay window.

The dining kitchen is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating various integrated and free-standing appliances including a gas hob and electric oven. Ample dining space is offered, ideal for everyday dining and entertaining alike, with French doors giving direct access to the rear garden.

Also on the ground floor is a versatile room which may be utilised as a formal dining room or a family and the cloakroom with two piece white suite completes this floor.

The carpeted staircase ascends to the first floor landing which offers a built in storage cupboard as well as access to the partially floored loft.

The master bedroom is generously proportioned, having two built-in double wardrobes and a pleasant, open outlook to the front. This room is further enhanced by the en suite shower room which features a white suite with large walk-in shower compartment and white gloss vanity unit providing useful low-level storage.

There are two further double bedrooms, each having built-in wardrobes and a single bedroom to the front, also with a built-in double wardrobe and ample space for free-standing furniture.

The home is completed by the family bathroom which is fitted with a three piece white suite with the W.C. and wash hand basin fitted into a vanity unit and a built-in cupboard providing excellent storage space.

To the front of the home, a lock-block driveway offers convenient off-street parking and leads up to the single garage with up and over door.

The well maintained rear garden has been attractively designed to combine areas of lawn, decking and stone chips and is fully enclosed creating a safe environment for children and pets.

ACCOMMODATION

Ground Floor

Lounge

15'6" x 14'6" (4.73m x 4.42m) approx.

Dining Kitchen

18'3" x 8'9" (5.56m x 2.67m) approx.

Dining / Family Room

9'7" x 8'9" (2.92m x 2.67m) approx.

Cloakroom

6'8" x 2'6" (2.03m x .76m) approx.

First Floor

Master Bedroom

13'6" x 9'8" (4.12m x 2.95m) approx.

En Suite

6'8" x 5'0" (2.03m x 1.52m) approx.

Bedroom

10'3" x 8'5" (3.12m x 2.57m) approx.

Bedroom

10'5" x 8'6" (3.18m x 2.59m) approx.

Bedroom

8'7" x 7'1" (2.62m x 2.16m) approx.

Bathroom

8'3" x 6'5" (2.52m x 1.96m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods in the kitchen and the two timber sheds.

Gas Central Heating

Double Glazing

EPC Band ?



Hallway



Lounge



Lounge



Dining Kitchen



Dining / Family Room



Master Bedroom



En Suite Shower Room



Bedroom



Bedroom



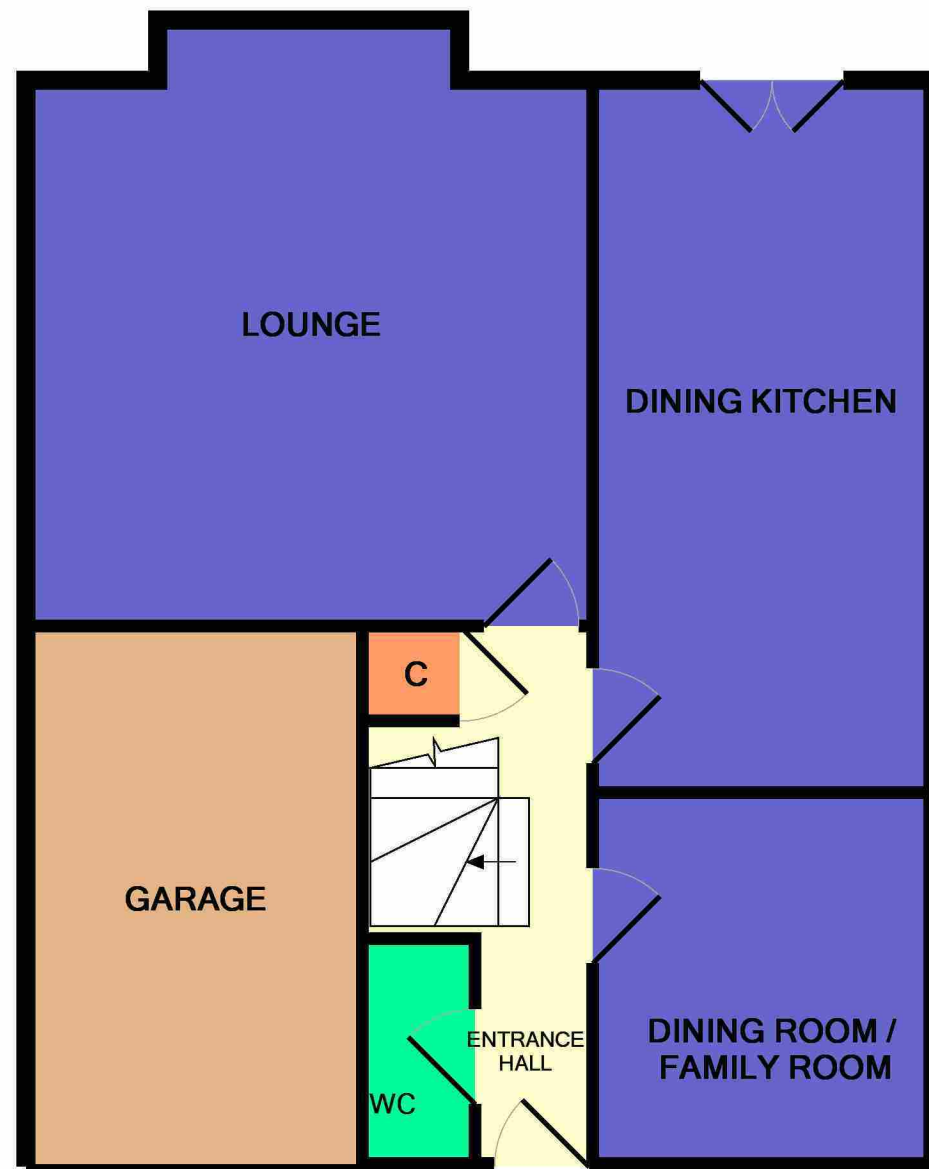
Bedroom



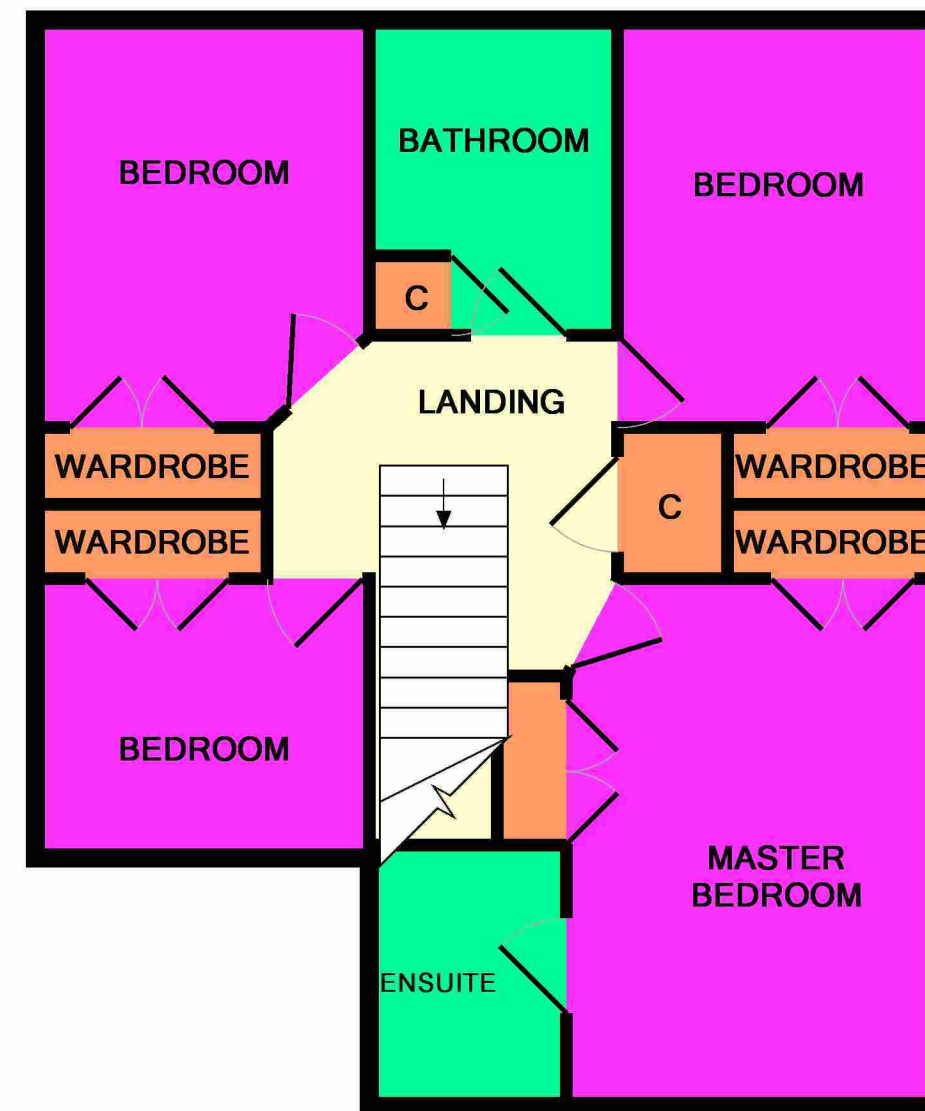
Bathroom



Garden



GROUND FLOOR

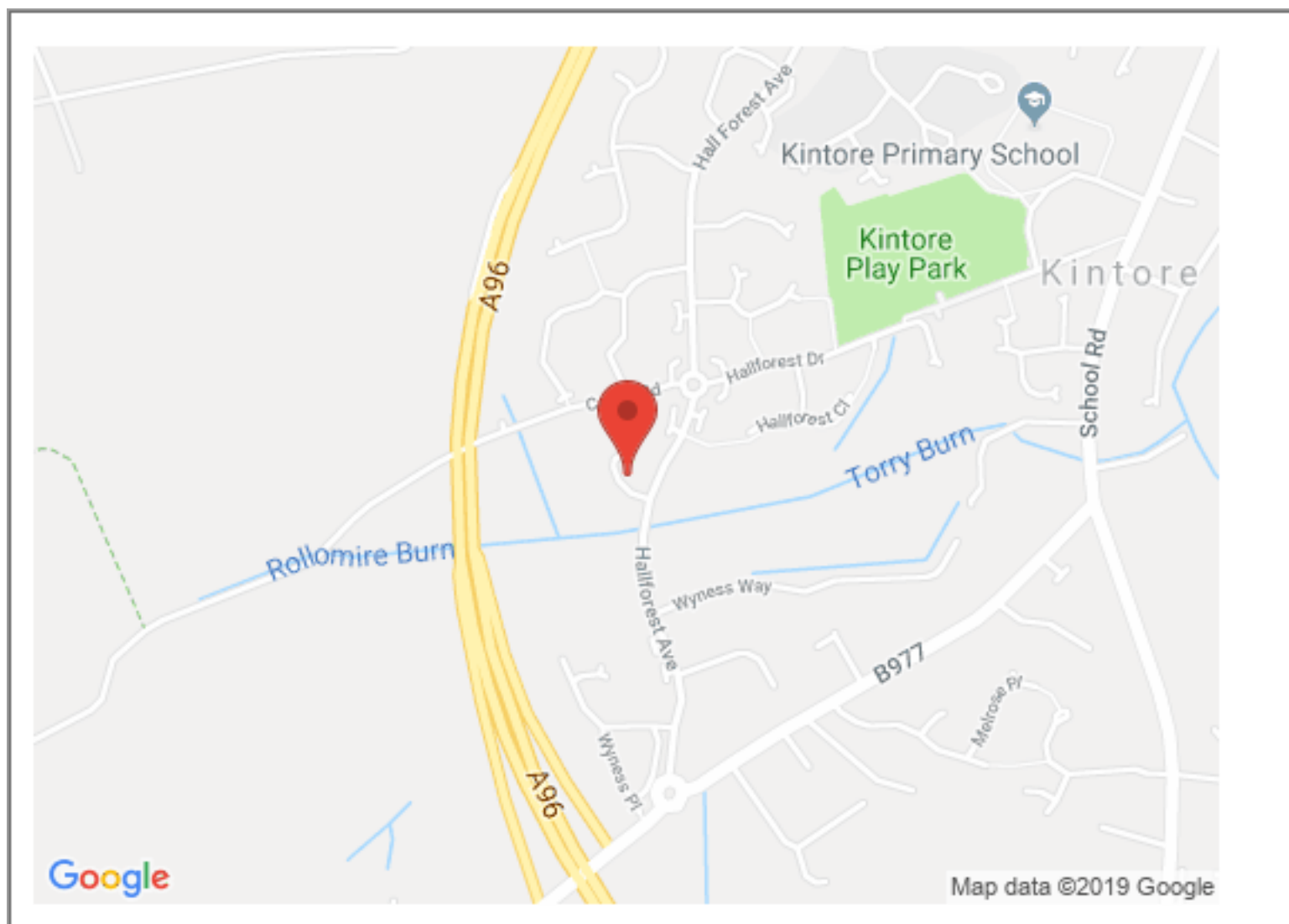


1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07935 253745 or By
Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From Aberdeen travel north on the A96 Aberdeen-Inverness Road. At the Broomhill roundabout exit from the dual carriageway, following the signs for Kintore/Kemnay. Turn left as signposted for Kemnay and at the following roundabout turn right towards Kintore. At the next roundabout take the first exit onto Hallforest Avenue, then turn left into Hallforest Crescent. The property is located along on the right hand side.

Location

The town and former royal burgh of Kintore lies just off the A96 main trunk road from Aberdeen, conveniently located within easy reach of Aberdeen and Inverurie. Kintore is particularly popular with families, having a wide range of local amenities including shops, bank, post office, library and hotel. Leisure facilities include an 18 hole golf course with clubhouse. There is an excellent primary school whilst secondary education is catered for at nearby Kemnay or Inverurie.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.