



**2 Belhelvie Village**  
Belhelvie, AB23 8YU

ledingham  
chalmers  
estate agency



Lounge



Bedroom one



Kitchen

## 2 Belhelvie Village Belhelvie, AB23 8YU

Two bedroom charming country cottage situated within a peaceful village, yet close to the city centre.

- Idyllic countryside surroundings
- Many desirable features
- Easy access to Dyce, Balmedie, Ellon and the new AWPR
- Two double bedrooms and modern kitchen
- Good Community amenities
- Gas central heating and double glazing



Two beds.



One bathroom.



One public room.

**Two bedroom charming country cottage situated within a peaceful village, yet close to the city centre.**

Situated in the most peaceful village of Belhelvie and enjoying a most tranquil setting, we are delighted to present for sale this charming two bedroom cottage. Having been presented to the highest of standards, this ready to move into cottage has all the modern comforts of gas central heating, double glazing, recently installed kitchen and shower room along with a superb front garden, countryside outlook to the rear and ample car parking space in the exclusive driveway.

The current owners have maintained the property well and upon entering the front porch the property is fresh and welcoming, there is ample space to store shoes and coats. The hallway has wood flooring, a storage cupboard, access to the sizeable attic accommodation and leads to all the the rooms. The main focal point in the lounge is the real flame gas fire and surround. There is a deep decorative display sill to the front window and attractive alcoves have been utilised for additional storage. The decor is tasteful and co-ordinates well with the carpeting. A well proportioned first bedroom is located to the front of the property and has ample space for a range of free standing furniture. The second double bedroom is located to the rear and provides a versatile room for the new purchaser. A modern kitchen has been well appointed with a range of white wall and base mounted units and finished with beautiful real wood counter tops. There are inset decorative wine display units. The free standing cooker and fridge freezer will remain. A single step leads to the frosted back door. Completing the accommodation is the beautiful shower room with a large corner shower enclosure, rain fall head shower fitting and a modern round bowl sink with storage underneath.



Shower room



Bedroom two



Front garden



View

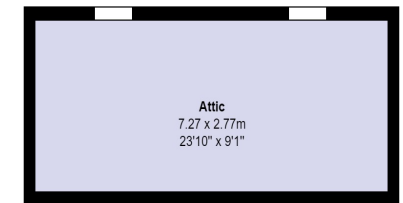
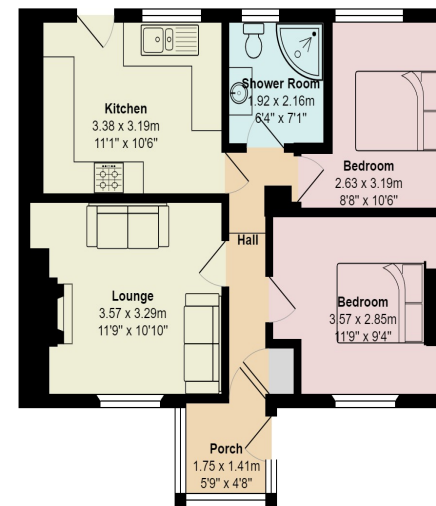
The property is further enhanced by the attic room, currently accessed via a ramsey ladder in the hall and with two velux windows, this sizeable and bright attic space has been fully carpeted and has been utilised for various activities by the current owners.

On the outside the front garden is a large lawn area with planted borders, it is enclosed by a stone dike and fencing to all sides, there is a sun trap patio in which the summer months can be enjoyed. The side garden gives ample parking space and the large shed will remain as part of the sale. The second rear driveway provides additional parking. The views to the rear of the property give an open aspect to the field an countryside beyond. A wealth of wildlife can often be spotted and adds to the tranquil location of this property. Early viewing is essential to appreciate the level of accommodation on offer.

## Accommodation and plans

Lounge	11'9" x 10'10"	3.58m x 3.3m
Bedroom One	11'9" x 9' 4"	3.58m x 2.85m
Shower room	7'1" x 6'4"	2.16m x 1.93m
Bedroom two	10'6" x 8'8"	3.2m x 2.64m
Kitchen	11'1" x 10'6"	3.38m x 3.2m
Porch	5'9" x 4'8"	1.75m x 1.42m
Attic Room	23'10" x 9'1"	7.27m x 2.77m

2 Belhelvie Village



## Directions

From Aberdeen proceed north along the A90 Aberdeen/Peterhead road. Continue along the dual carriageway for approximately 8 miles until you reach Balmedie and just before reaching the single carriageway road, turn left onto the B977 signed Airport/Dyce. Continue along this road until reaching the village of Belhelvie and proceed through the village and turn right at the junction sign posted for Dyce/Airport, just after the junction take a sharp right and 2 Belhelvie Village is located at the end of the lane and as indicated by our for sale boards. Please note the property is less than 5 minutes from direct access onto the new AWPR.

## Location

Belhelvie is a small attractive village situated only some 9 miles from the centre of Aberdeen which is within easy reach by car or bus service. The industrial estates at Dyce, Bridge of Don and Aberdeen International Airport are within a short driving distance, and the nearby villages of Balmedie and Potterton offer a wide range of amenities including local shops, leisure activities with football, tennis courts, golf course and Balmedie Beach Country Park and Nature Reserve. Primary education is available at nearby Balmedie with secondary facilities being provided by Bridge of Don Academy

## Arrange a viewing

Viewing By appointment telephone 07701060315/ 07484671214  
or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.