



15 Baillie Drive | Alford | AB33 8TG

Three Bedroom Semi Detached Dwellinghouse

Fixed Price £172,500

We are pleased to offer for sale this attractively presented three bedroom semi-detached dwellinghouse within the well established silver birches development at Alford. The property offer generously proportioned accommodation throughout which has been finished in a neutral and stylish decor allowing a purchaser to take occupancy with the utmost of ease.

The accommodation comprises of a welcoming entrance way which grants access to the lounge along with a cloakroom which has been fitted with a w.c. and hand wash basin. The lounge is conveniently situated to the front of the property and permits space for a wide range of furnishings whilst also providing access to the kitchen and staircase to the first floor. The kitchen has been fitted with a substantial range of base and wall units finished in a white gloss providing ample storage and work surfaces. The room is set to open plan with a dining area which features patio doors to the rear garden, filling the room with natural light and allowing this outdoor space to be easily accessible.

To the first floor, there are three very well proportioned double bedrooms, all having been presented in a neutral decor. The bathroom has been fitted with a modern suite comprising a w.c, hand wash basin and shower over bath.

To the rear, there is a pleasant garden which has been primarily laid to lawn and fully enclosed with timber fencing. There is a decking area to the rear of the garden which provides ideal space for outdoor dining and entertaining. To the side of the property is a driveway providing parking.

ACCOMMODATION

(Ground Floor)

Lounge

16'2" x 11'6" (4.93m x 3.51m) approx.

Dining Kitchen

15'7" x 8'6" (4.75m x 2.59m) approx.

Cloakroom

5'9" x 3'6" (1.75m x 1.07m) approx.

(First Floor)

Double Bedroom

10'5" x 7'2" (3.18m x 2.18m) approx.

Double Bedroom

8'2" x 12'2" (2.49m x 3.71m) approx.

Double Bedroom

10'6" x 8'1" (3.2m x 2.46m) approx.

Bathroom

8'5" x 6'8" (2.57m x 2.03m) approx.

Gas Central Heating

Double Glazing

Parking

Rear Garden

EPC Band - D



Lounge



Kitchen



Dining Area



Double Bedroom



Double Bedroom



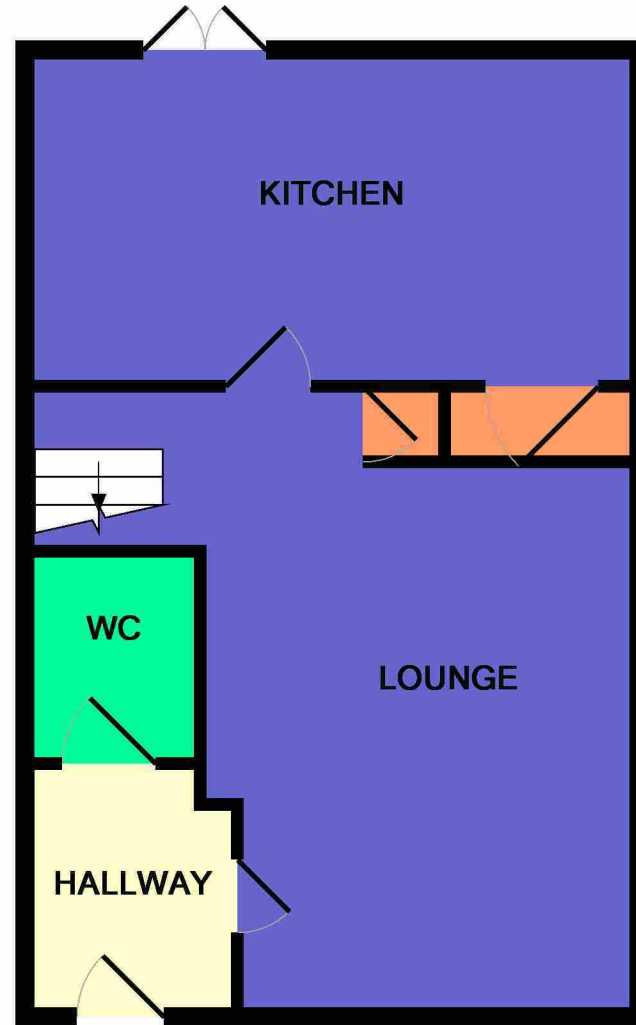
Double Bedroom



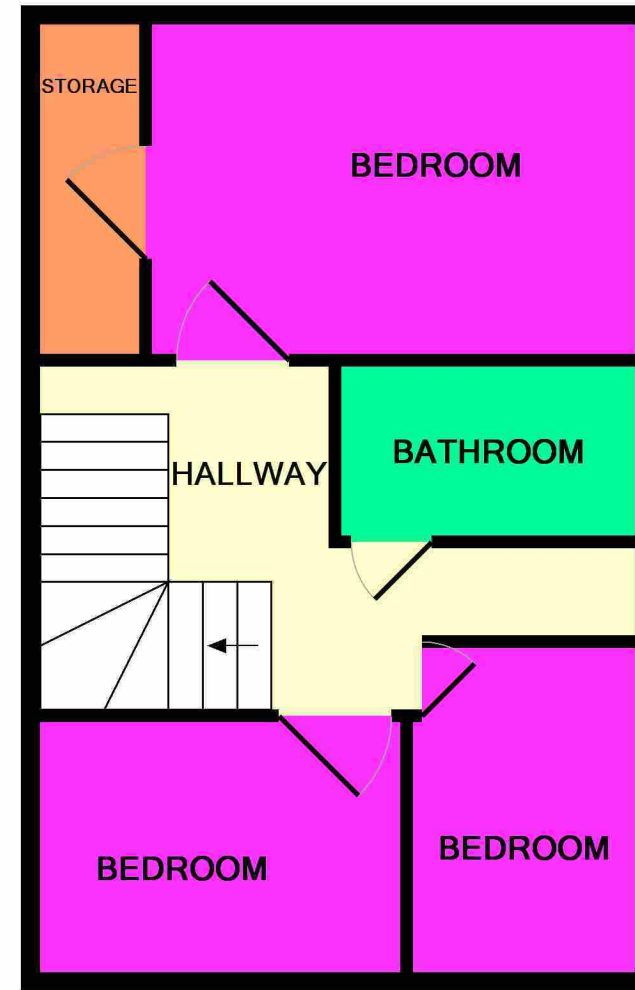
Bathroom



Garden



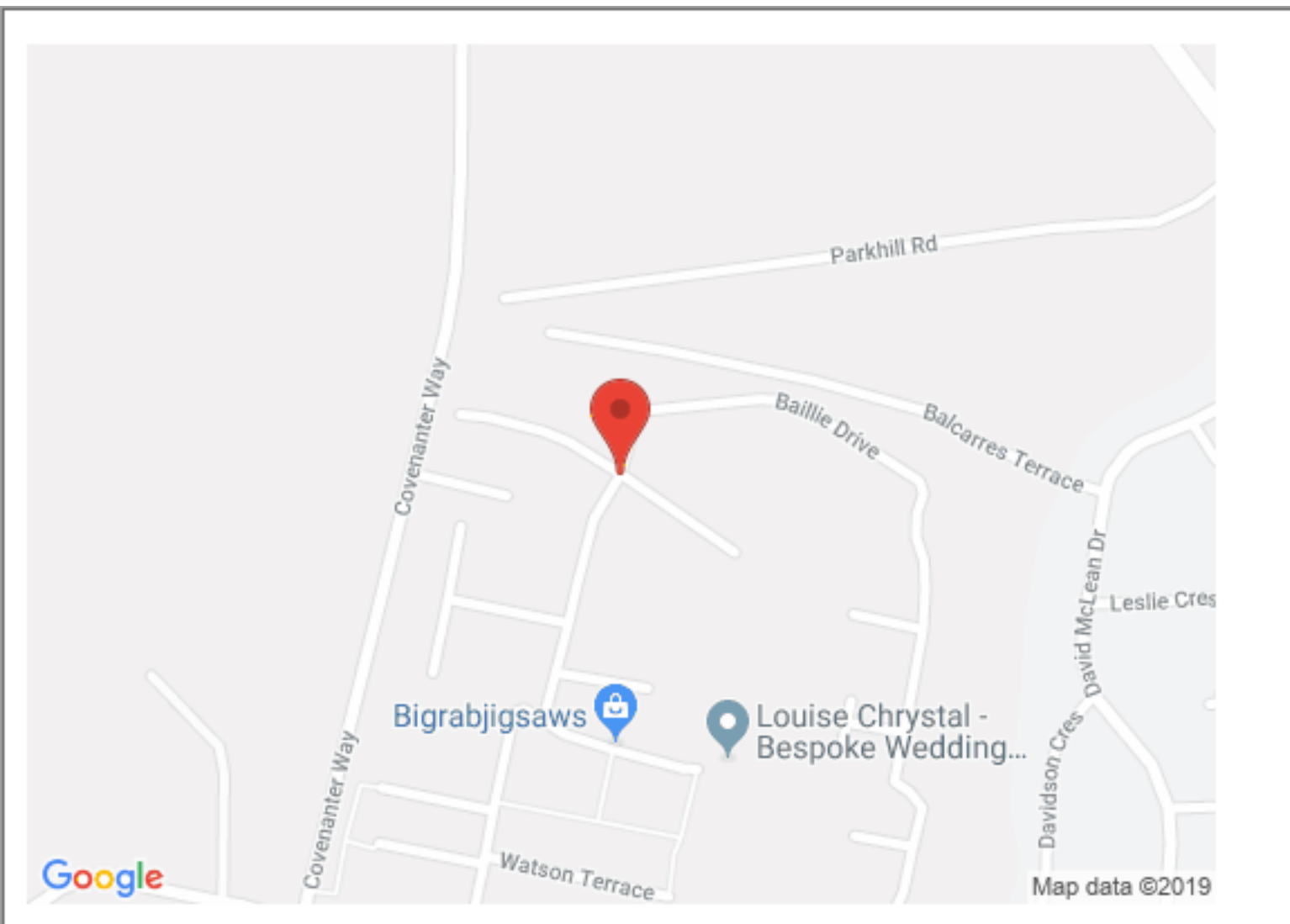
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: Travelling north on the A944 from Aberdeen on reaching Alford continue through the main street and veer left into Greystone Road. Silver Birches is a short distance along on the right hand side.

Location: With views of rolling hills and scenic countryside, Silver Birches, on Greystone Road, Alford, offers a unique location in an area with activities to suit all the family. From the wide selection of shops and restaurants in Alford itself to the myriad of walks and countryside trails on your doorstep. Excellent transport facilities are available in Alford itself, whilst primary and secondary schooling is located nearby.

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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.