



**21 Cairn View**  
Belhelvie, AB23 8SB

ledingham  
chalmers  
estate agency





Lounge



Kitchen

## 21 Cairn View Belhelvie, AB23 8SB

Three bedroom semi-detached home with  
garage and garden

- Three bedroom semi-detached
- Single garage
- Spacious garden
- Driveway
- Easy commuting distance to Aberdeen



Three beds.



Two bathrooms.



One public room.



## Three bedroom semi-detached home with garage and garden

We are delighted to present for sale this three bedroom semi-detached home with garage, which is immaculately presented throughout. This family home offers spacious accommodation over two floors and benefits from the comforts of gas central heating, double glazing and spacious rear garden.

The ground floor accommodation comprises of a bright and airy lounge with large picture window and generous shelved storage cupboard. The dining area is open plan to the lounge, allowing ample light to fill both rooms.

The modern kitchen boasts ample storage, modern appliances and views over the garden. The utility is well placed and provides access to the cloakroom toilet and access to the rear garden.

Upstairs, the master bedroom features double built in wardrobes and en suite shower room. There are two further good sized bedrooms, both featuring built in wardrobes. Completing the upper floor accommodation is the family bathroom which is fitted with a white three piece suite, including bath with shower.

Externally, to the front of the property there is an area of lawn and tarred driveway, providing ample off street parking and leads to the single garage. The fully enclosed garden to the rear also provides an area of low maintenance astro turf lawn and a superb raised decked area which spans the length of the property.



Master bedroom

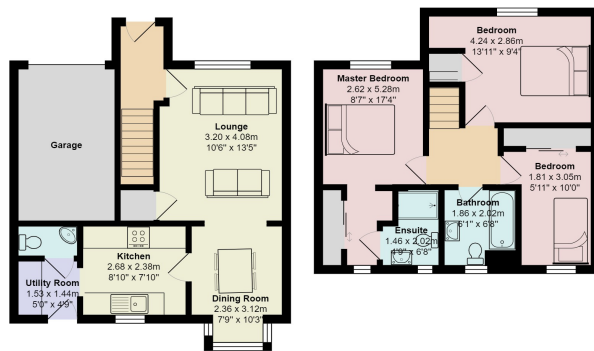


Garden

## Accommodation and plans

Lounge	10'6" x 13'5"	3.2m x 4.09m
Dining room	7'9" x 10'3"	2.36m x 3.12m
Kitchen	8'10" x 7'10"	2.69m x 2.39m
Utility room	5'0" x 4'9"	1.52m x 1.45m
Master bedroom	8'7" x 17'4"	2.62m x 5.28m
Bedroom two	13'11" x 9'4"	4.24m x 2.85m
Bedroom three	5'11" x 10'0"	1.8m x 3.05m
Bathroom	6'1" x 6'8"	1.85m x 2.03m
En suite	4'9" x 6'8"	1.45m x 2.03m

21 Cairn View



## Directions

Travelling North from King Street continue along the A90 Ellon Road. Travel along for approximately 5 miles and turn left at the exit for Belhelvie. Continue along the B977 and on entering Belhelvie turn left into Cairn View. The property is then located on your right.

## Arrange a viewing

Viewing By Appointment Telephone 07958305719 or By Arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
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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.