



8 Cairn View | Belhelvie | AB23 8SB

Four/Five Bedroom Detached Family Home

Fixed Price £239,750

Situated within the quiet residential area of Belhelvie, we offer for sale this attractive four/five bedroom detached family home which offers a great level of accommodation across two floors. Having been adapted by the current owners, the home is ideally suited to modern family life, with ample living space and contemporary fixtures and fittings.

The home is entered into the vestibule, giving way to the front facing lounge with bay window which is neutrally decorated with a feature wall and useful under-stair storage cupboard. On semi-open plan, the dining room is ideal for everyday dining and entertaining alike, also being on semi-open plan with the modern kitchen. The kitchen is fitted with a range of cream gloss handleless units which are overlaid in contrasting block work surfaces, beautifully finished with various integrated appliances and stylish tiled splash-back. The utility room is conveniently located off the kitchen, offering a hideaway for laundry appliances and also giving access to the cloakroom W.C. and the rear door. The ground floor is completed by the sun lounge to the rear which is a useful additional reception room and the family room / fifth bedroom, a versatile room which would lend itself to a variety of purposes.

The carpeted staircase ascends to the first floor landing, giving way to the impressive master bedroom with extensive built-in wardrobes as well as a further over-stair cupboard. This room is further enhanced by the en suite shower room which has been recently completed with contemporary fittings. There are two further double bedrooms, each of which is generously proportioned, and a single bedroom which makes an ideal children's bedroom. The family bathroom is fitted with a three piece white suite with mains shower over and vanity unit providing low level storage.

Outside, the driveway to the front provides parking for two cars. The rear garden is laid with a combination of lawn and patio, having a timber shed and playhouse which are to be included in the sale.

Ground Floor

Lounge

15'2" x 13'2" (4.62m x 4.01m) approx.

Dining Room

9'0" x 8'9" (2.74m x 2.67m) approx.

Kitchen

9'9" x 8'9" (2.97m x 2.67m) approx.

Utility Room

5'5" x 5'1" (1.65m x 1.55m) approx.

Sun Lounge

14'6" x 10'0" (4.42m x 3.05m) approx.

Bedroom / Family Room

17'3" x 7'8" (5.26m x 2.34m) approx.

First Floor

Master Bedroom

13'1" x 9'1" (3.99m x 2.77m) approx.

En Suite

6'4" x 5'2" (1.93m x 1.58m) approx.

Bedroom

9'4" x 9'3" (2.85m x 2.82m) approx.

Bedroom

14'2" x 8'8" (4.32m x 2.64m) approx.

Bedroom

8'8" x 8'7" (2.64m x 2.62m) approx.

Bathroom

6'8" x 6'2" (2.03m x 1.88m) approx.

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

Gas Central Heating

Double Glazing

EPC Band C



Lounge



Dining Room



Kitchen



Kitchen



Cloakroom



Sun Lounge



Bedroom / Family Room



Master Bedroom



Master Bedroom



En Suite



Bedroom



Bedroom



Bedroom



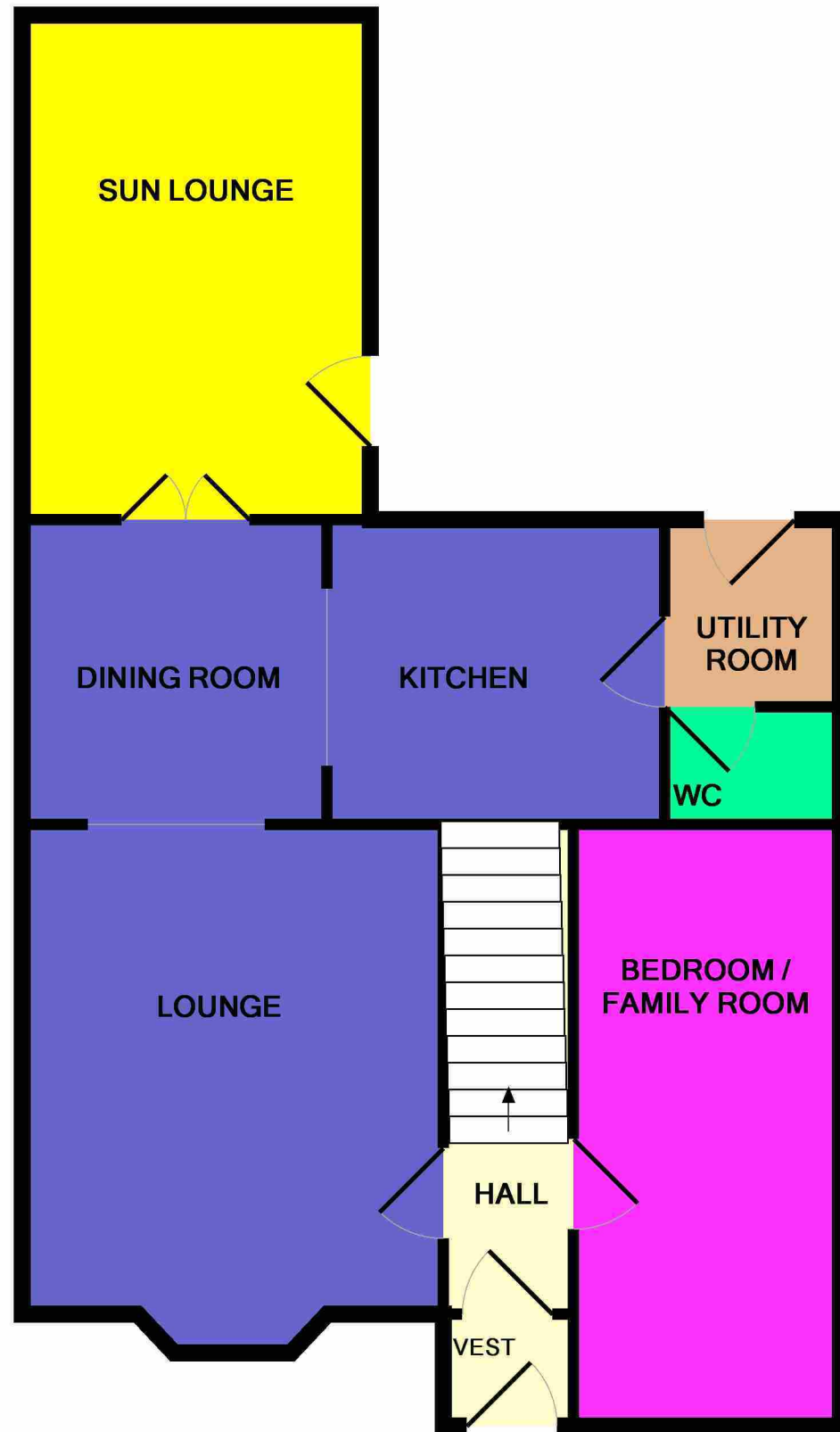
Bathroom



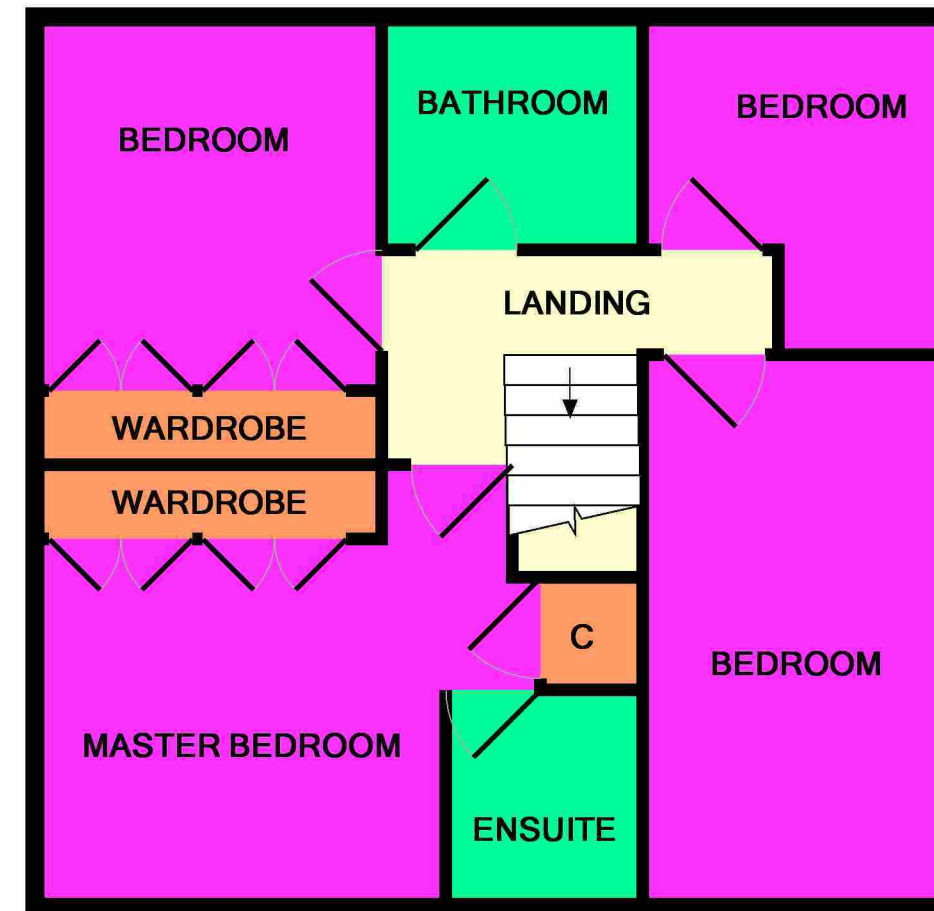
Garden



Garden



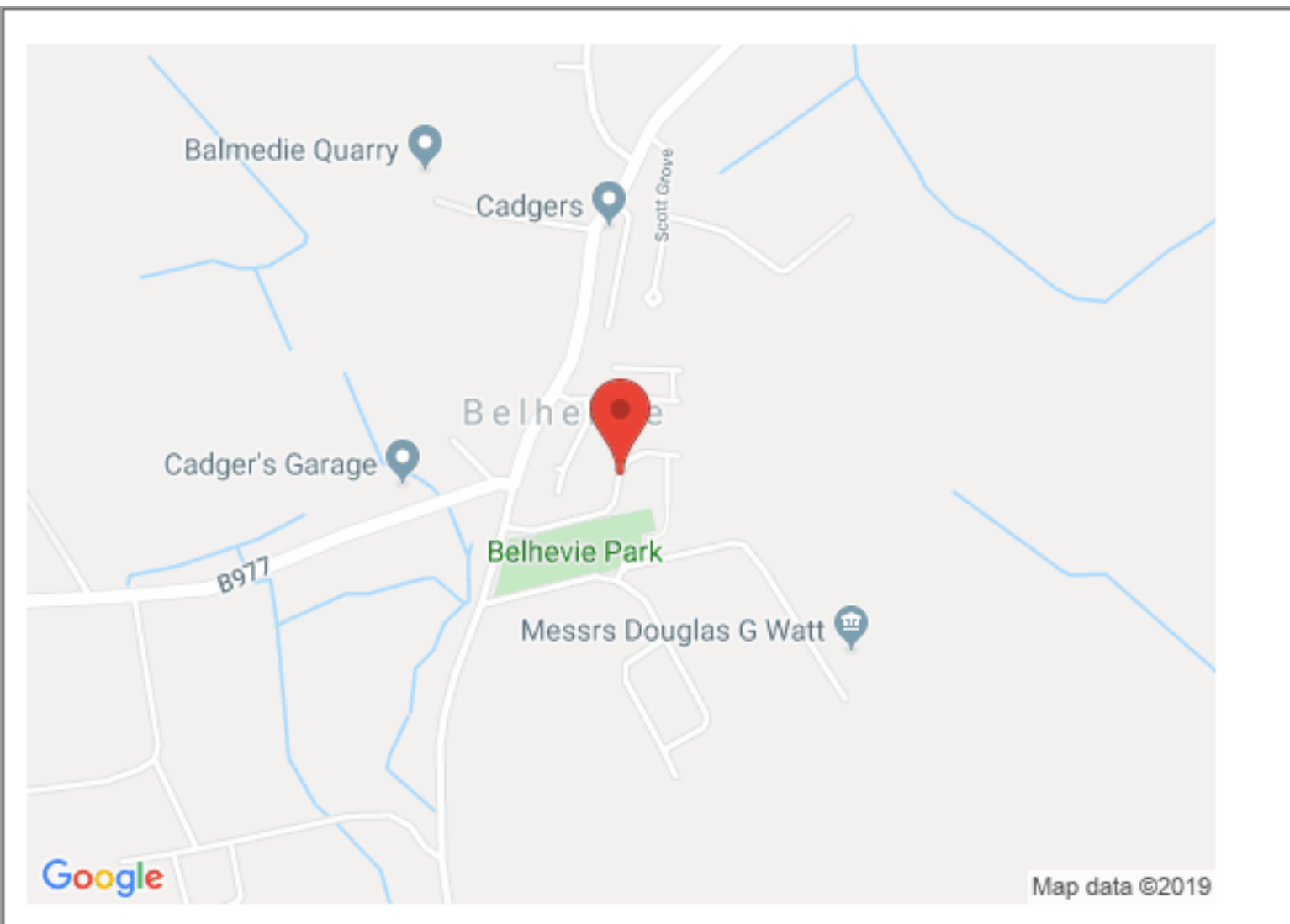
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



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.

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.

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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.