



10 Eigie View

Balmedie, Aberdeenshire, AB23 8WE

ledingham
chalmers
estate agency



Lounge



Kitchen

10 Eigie View Balmedie, Aberdeenshire, AB23 8WE

One bedroom self-contained upper flat

- Immaculately presented throughout
- Large balcony with lovely views
- Bright and airy lounge with square bay window
- Fully equipped kitchen
- Sizeable double bedroom
- Residents' parking



One bed.



One bathroom.



One public room.

One bedroom self-contained upper flat

We are delighted to offer for sale this immaculately presented self-contained one bedroom flat within the heart of coastal village of Balmedie.

This lovely property features ample proportioned accommodation, fresh neutral decor, a large balcony, gas central heating, double glazing and residents parking.

Early viewing is essential to appreciate the level of accommodation on offer.

The accommodation comprises of entrance vestibule with staircase leading to the upper hallway.

The bright and airy lounge benefits from a large ingress of natural light from the square bay window.

The decor is light and the neutral carpeting contrasts well.

The fully equipped kitchen has a range of wall and base mounted units with door giving access to superb outside balcony.

The balcony gives lovely views and a place to sit and relax.

The sizeable double bedroom has ample built in storage.

Completing the accommodation is the bathroom with white three piece suite and shower over the bath.



Hallway



Garden Grounds

Accommodation and plans

Lounge	15'6" x 10'9"	4.73m x 3.28m
Kitchen	8'10" x 7'6"	2.69m x 2.29m
Bathroom	10'1" x 4'10"	3.07m x 1.47m
Bedroom	10'8" x 9'5"	3.25m x 2.87m

Directions

From Aberdeen taking the A90 following the signs for Ellon for approximately six miles taking the first entrance into Balmedie. On entering Balmedie continue ahead following the road round past the leisure centre, taking the second right into Eigie Crescent. Eigie View is the second road on the left.

Location

Balmedie is located approximately 8 miles North of Aberdeen and is renowned for its scenic beach and Country Park. The area is well served by local amenities including a pre-school nursery, primary school, leisure centre, shops and Post Office.

Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

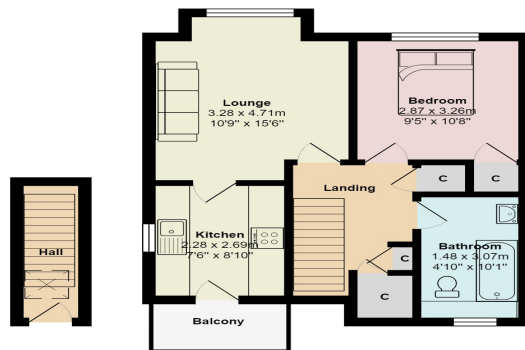
Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

Icea.com

10 Eigie View



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.