



18 Henderson Crescent | Kintore | AB51 0FD

Two Bedroom Detached Bungalow

Offers Over £230,000

We offer for sale this exceptionally spacious two bedroom detached bungalow in the popular village of Kintore in an established residential area. The property offers incredibly generous accommodation throughout whilst also enjoying a large plot with fantastic rear garden along with a spacious driveway and garage to the front. Internal viewing is highly recommended in order to fully appreciate the accommodation and huge potential that is on offer.

The accommodation firstly comprises of a welcoming entrance vestibule leading to the main hallway which in turn grants access to all remaining accommodation. The lounge is situated to the front of the property, an incredibly bright and open room which allows space for a variety of furniture and is centred around the gas fire place. Double doors lead from the lounge into the especially generous kitchen/dining room which in addition to a wide range of base and wall units allows plentiful space for dining or a further family seating area depending on the purchasers own requirements. The kitchen enjoys an outlook to the rear garden and further grants access to the rear sun room which leads to the integral garage and also the back door of the property.

The property features two generous double bedrooms, both easily able to permit a wide range of bedroom furniture whilst both benefiting from fitted wardrobes. To complete the accommodation is the bathroom fitted with a four piece white suite comprising a w.c., hand wash basin, enclosed shower cubicle and bidet.

It is also worth highlighting that the property offers a vast floored loft space with velux window which by the way of obtaining the relevant permissions from the local council could provide fantastic development opportunity.

To the rear the property benefits greatly from a large rear garden primarily laid to lawn and also offers a summer house which is to be included within the sale price of the property. This lawn leads to the front of the property with the property benefiting greatly from a generous driveway leading to the integral garage which has been fitted with both power and light.

ACCOMMODATION

Lounge

17'1" x 13'7" (5.21m x 4.14m) approx.

Kitchen

17'7" x 15'6" (5.36m x 4.73m) approx.

Sun Room

9'9" x 7'4" (2.97m x 2.24m) approx.

Double Bedroom

11'5" x 11'7" (3.48m x 3.53m) approx.

Double Bedroom

14'1" x 10'8" (4.29m x 3.25m) approx.

Bathroom

7'5" x 7'2" (2.26m x 2.18m) approx.

Gas Central Heating

Double Glazing

Large Driveway

Spacious Garden with Summer House

Sale to include all white goods, floor coverings, light fittings and blinds.

EPC Band - D



Lounge



Lounge



Dining Area



Kitchen



Sun Room



Double Bedroom 1



Double Bedroom 2



Double Bedroom 2



Shower Room



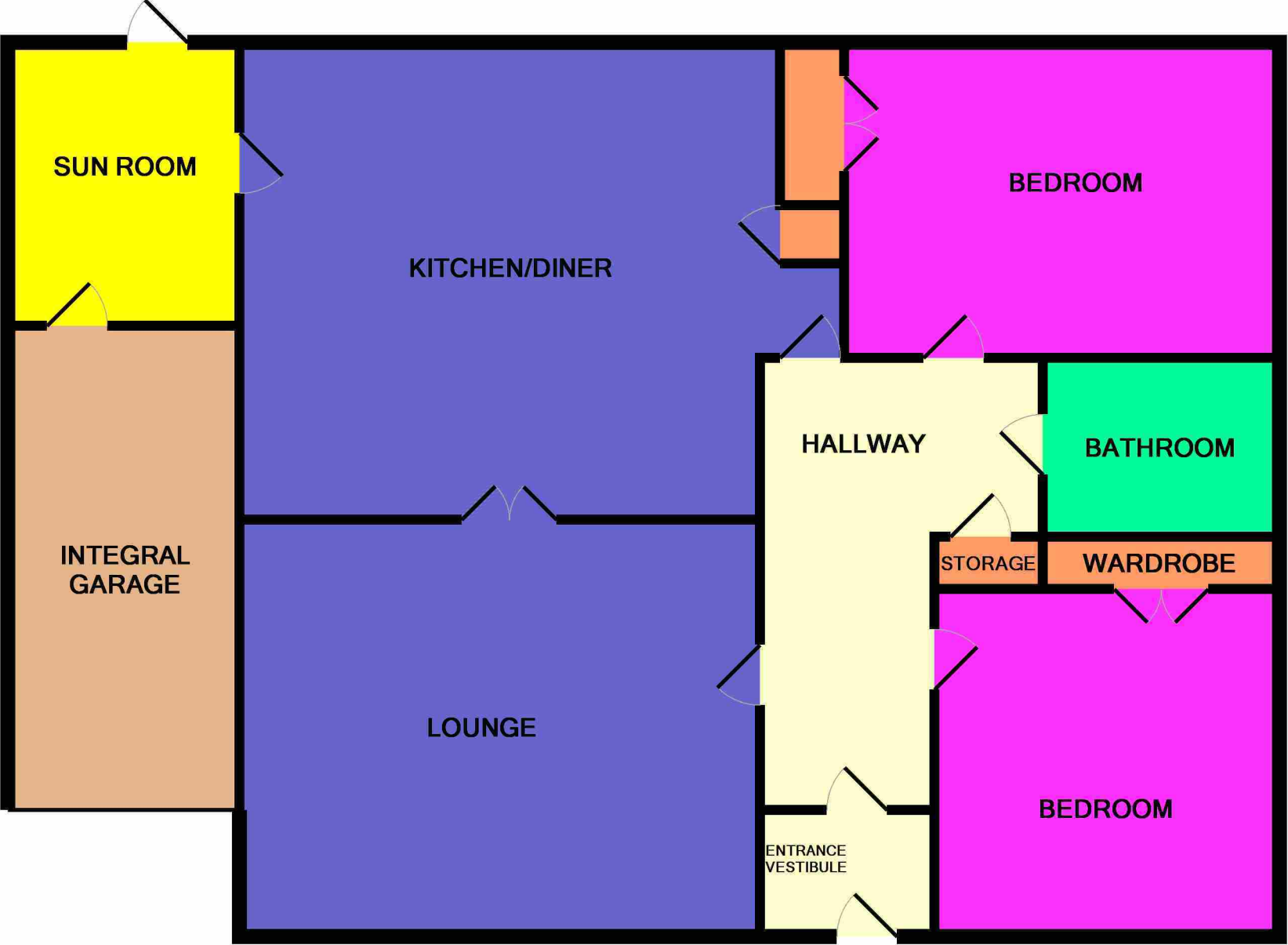
Garden



Garden

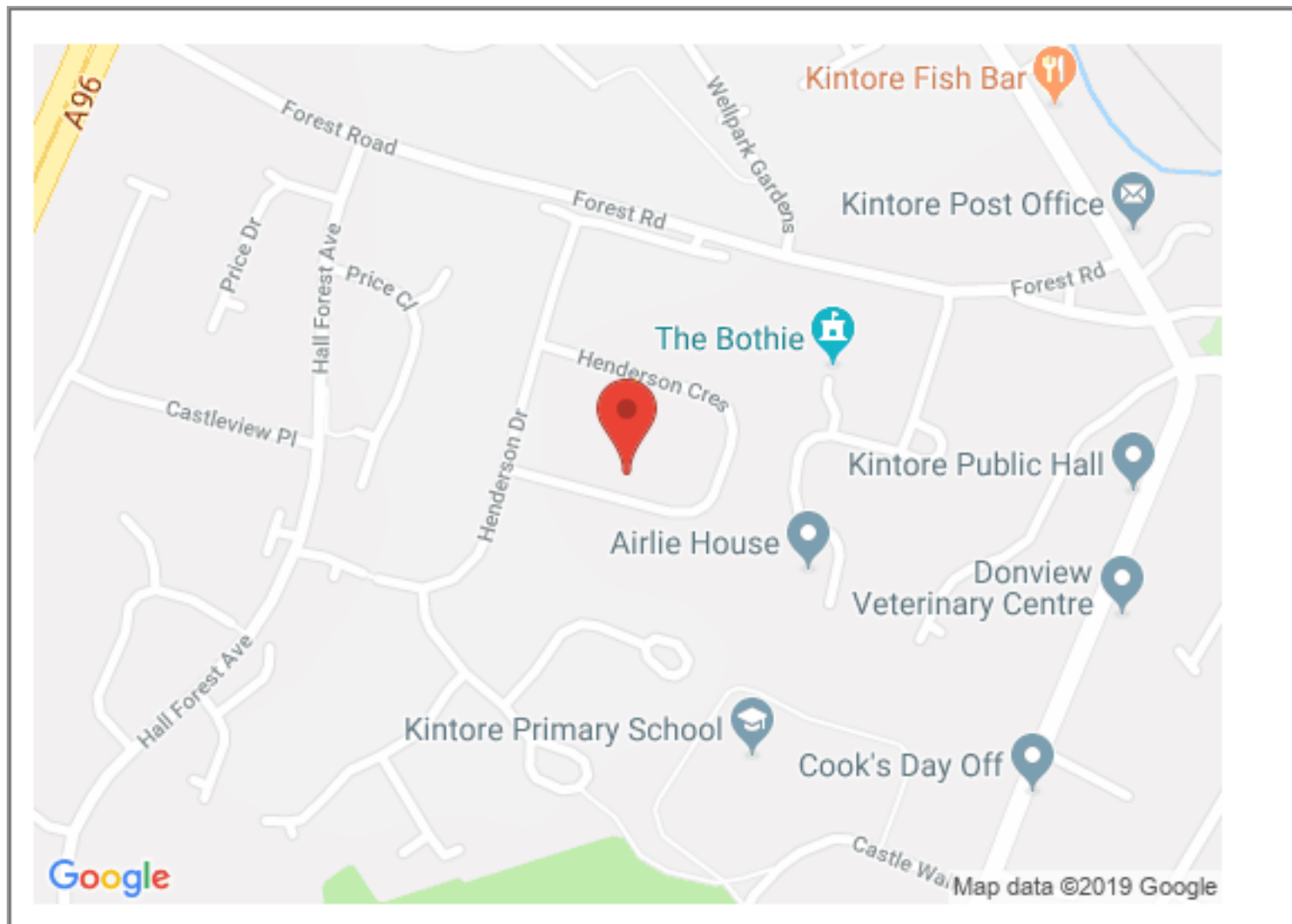


Garden



Floorplan

Property location



Directions: Travelling from Aberdeen on the A96, the main Aberdeen/Inverness road, follow the signposts into Kintore. Continuing into the centre of Kintore turn left onto Forest Road, continue along and turn left again onto Ogilvie Crescent which takes you onto Henderson Drive. Take the second left onto Henderson Crescent with no 18 situated a short distance along on the left hand side.

Location: Kintore is a delightful village linked to Aberdeen city via an excellent commuter road and good public transport facilities. These are set to improve even further with the railway line intended to re-open in Kintore in December 2019. The village itself has a range of shopping, recreational and primary school facilities. Secondary education is catered for at nearby Kemnay with Inverurie having a further range of excellent shopping and recreational amenities. Kintore also provides easy access to the office and industrial complexes which are situated at Dyce and Aberdeen Airport.

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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.