



**16 Stewart Road,**  
Alford, Aberdeenshire, AB33 8UA

Fixed price **£210,000**

**ledingham  
chalmers**  
estate agency





Lounge





Lounge



Dining area

## Generous three bedroom detached home with large garden

- Well presented throughout
- Spacious accommodation found over two floors
- Versatile lounge/diner with dual aspect views
- Dining kitchen with useful utility room
- Single garage with sizeable wrap around garden
- Located in the popular country village of Alford



**Three** beds.



**Two** bathrooms.



**One** public room.



**We are delighted to offer for sale this spacious three bedroom detached home, which is located on a sizeable plot with wrap around garden and single garage.**

The property is ideally placed to make the most of the local amenities found in the village, including large co-op, number of cafes and restaurants along with a chemist. The village also boasts its own doctors surgery, dentist and community campus which houses the village's nursery, primary and secondary schooling along with the public swimming pool and playing fields. There are a number of bus stops throughout the village which provide good transport links to neighbouring villages, Inverurie and Aberdeen.

The property is decorated in neutral tones throughout, with cream colour pallet and complementing quality flooring. Upon entering the property you are greeted by the homely hallway which leads onto all of the properties accommodation along with giving access to multiple storage cupboards and useful cloakroom.

The living room is flooded with light through placement of a large bay window overlooking the front garden and boasts a calm and relaxing atmosphere. To the rear of the lounge is the ideal spot for the placement of a dining table and chairs with double doors leading out to the rear garden.

The kitchen/diner is a great space with ample room for a sizeable dining table and chairs for informal dining. The kitchen is fitted with a range of white base and wall units maximising storage and worktop space. A door to the left of the room gives access to a generous utility room which in turn gives access to the garage and rear garden.



Kitchen



Utility room





Bedroom one



Bedroom one en suite

Ascending the carpeted staircase, you come to the first floor landing which leads onto all of the sleeping accommodation.

The master bedroom is located to the front of the property and boasts generous proportions, with a built-in wardrobe with sliding doors and separate built-in cupboard. The room benefits further from an en suite shower room, which was designed and installed by Laings of Inverurie, and comprises of a walk-in shower cubicle with aqua panelling, heated towel rail and extensive storage vanity unit which houses the hand wash basin and wc. The room is completed by a built-in storage cupboard.

Bedroom two is located to the rear of the property and has lovely tree lined views towards to the golf course and beyond. An abundance of light fills the room through the placement of two stacked windows, which also creates a lovely focal point in the room. The room is completed by a built-in cupboard. Bedroom three is currently used as a home office but would also make an excellent kids play area, children's bedroom or reading nook. This room has the same stacked windows as bedroom two with tree lined views. The family bathroom completes the accommodation and comprises of a bath with mains shower above, storage vanity unit with insert hand wash basin and wc and a side facing glazed window.

Externally, a driveway to the side provides off street parking and leads to the single garage. The front garden is well presented with large area of lawn and second lawn to the left of the driveway. There are slabbed paths which lead round either side of the property to the rear garden. The generous rear garden is a superb size and finished with large area of grass, generous slabbed patio which is accessed from the dining area or utility room along with a flower bed by the path leading to the large wooden shed found in the far left corner.



Accommodation

Hall	5'9" x 9'7"	1.75m x 2.92m
Lounge	11'8" x 11'1"	3.56m x 3.38m
Dining area	10'4" x 11'1"	3.15m x 3.38m
Kitchen	10'1" x 12'8"	3.07m x 3.86m
Utility room	9'5" x 5'2"	2.87m x 1.58m
Bedroom one	11'10" x 9'0"	3.61m x 2.74m
En suite	9'10" x 4'11"	3m x 1.5m
Bedroom two	8'6" x 11'1"	2.59m x 3.38m
Bedroom three	13'2" x 6'6"	4.01m x 1.98m
Bathroom	6'4" x 7'9"	1.93m x 2.36m



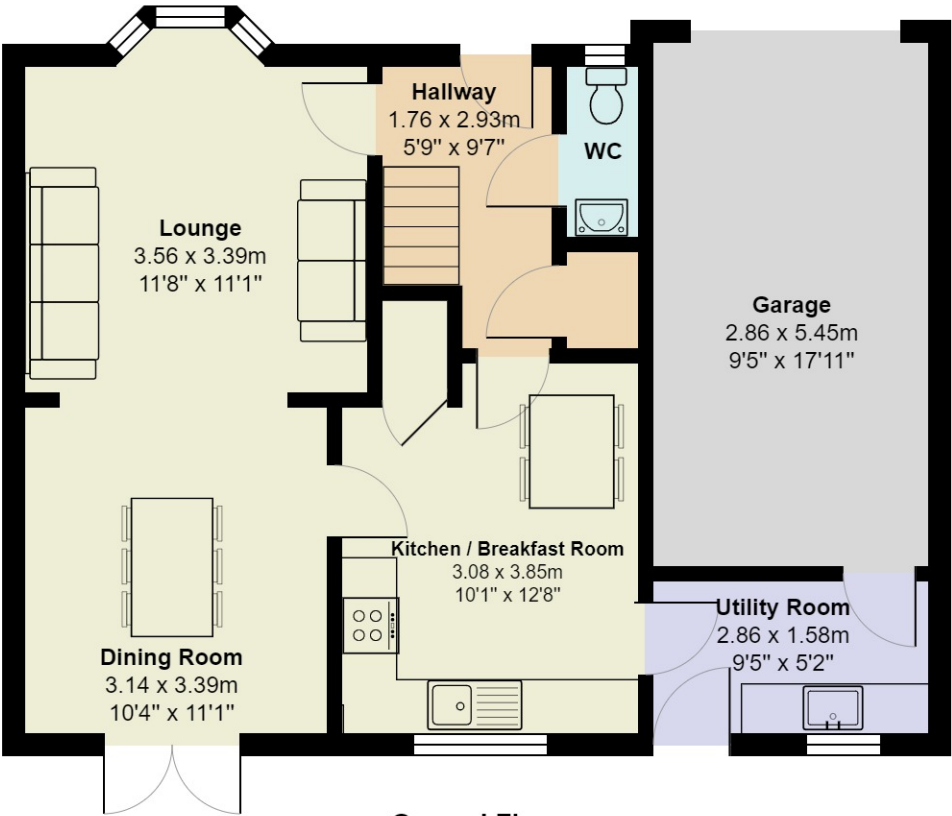
Bedroom two



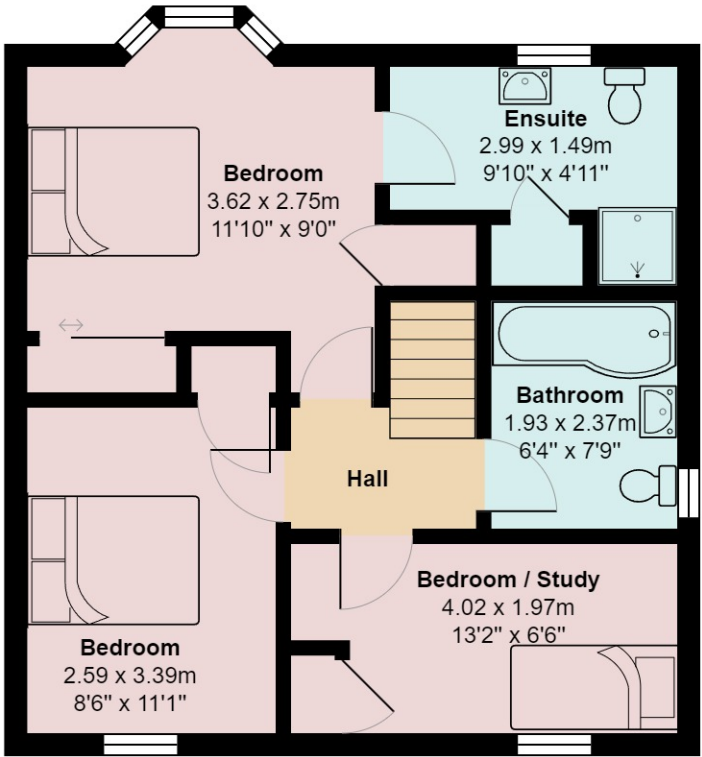
Rear garden

Floorplan

16 Stewart Road



Ground Floor



First Floor

## Directions

From Aberdeen travel on the A944 Aberdeen-Alford road. Once in the village continue along Aberdeen Road and take the first road on the right into Stewart Road. Number 16 is situated further along on the right hand side.

## Location

Alford is a picturesque village set in the hearth of Upper Donside, situated approximately 26 miles from Aberdeen and is within easy distance of Banchory, Inverurie and Westhill. The village accommodates the renowned Transport Museum, Alford Valley Community Railway and also offers residents and visitors a Heritage Centre and Haughton Park. There is also a dry ski slope, bowling green and 18 hole golf course. In addition there is a selection of shops, health centre, pubs, restaurants, primary and secondary schools, community campus with swimming pool, gym and outdoor facilities. The area is also well known for its local countryside allowing outdoor pursuits, walking, mountain biking and fishing.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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.