



10 Eigie Crescent,
Balmedie, Aberdeenshire, AB23 8WH

**ledingham
chalmers**
estate agency





Kitchen/Diner

Immaculately presented, four bedroom, terraced dwelling

- Fantastic location
- Move in ready condition
- Bright Lounge
- Contemporary Dining Kitchen
- Four well-proportioned Bedrooms
- Large rear Garden with decking area



Family Room



Four beds.



Two bathrooms.



Two public rooms.

We are delighted to offer for sale this stylish and well maintained, four bedroom terraced dwellinghouse. This property offers an excellent opportunity to acquire a ready to move in home with the minimum of inconvenience.

Ideally located in the heart of Balmedie the property is immaculately finished throughout, creating the perfect family home where the most discerning buyer can take occupancy with the utmost of ease.

Viewers are greeted with a spacious entrance hall with chic wood panelling which enhances the neutral decor, and large storage cupboard.

The lounge enjoys a quiet aspect to the rear of the home with a large window allowing for the effortless flow of light to naturally illuminate the room. Space is available for a wide range of furniture as desired.

The open plan kitchen/diner enjoys pleasing rear garden views and is well equipped with a range of contemporary units with complementary worktops and has ample space for dining. All integrated appliances will be generously included within the sale price.

The spacious family room is located to the front of the property, this is a versatile space that would also make the perfect office or play room.

Completing the ground floor accommodation is the modern shower room comprising fully enclosed shower, WC with concealed cistern and wash hand basin vanity.



Bedroom



Bedroom



Bedroom



Bedroom

Ascending the stairwell to the first floor, the upper hall is host to a cupboard which affords excellent storage and loft which is accessed via hatch.

Sure to impress is the principle bedroom which is of generous proportion, awash with light from the large velux window. A key accent is the triple built in wardrobe with mirrored doors.

There are three further double bedrooms, all spacious in size, decorated in neutral tones and feature built in storage.

Completing the internal accommodation is the family bathroom which is flatteringly lit by the ceiling spotlights and comprises bath with shower above, WC with concealed cistern and wash hand basin with mirror above.

The large fully enclosed rear garden is ideal for the safe play of children and pets with a large lawn area complimented by a decking area, ideal for dining al fresco. The in ground trampoline will be remaining as part of the sale. To the front there is a large driveway which provides off street parking.

Accommodation

Lounge	12'3" x 14'11"	3.73m x 4.55m
Kitchen/Diner	9'9" x 25'2"	2.97m x 7.67m
Family Room	8'10" x 16'6"	2.69m x 5.03m
Shower Room	6'0" x 5'9"	1.83m x 1.75m
Bedroom	12'10" x 14'8"	3.91m x 4.47m
Bedroom	10'5" x 12'10"	3.18m x 3.91m
Bedroom	10'5" x 11'9"	3.18m x 3.58m
Bedroom	10'5" x 7'5"	3.18m x 2.26m
Bathroom	6'2" x 6'0"	1.88m x 1.83m

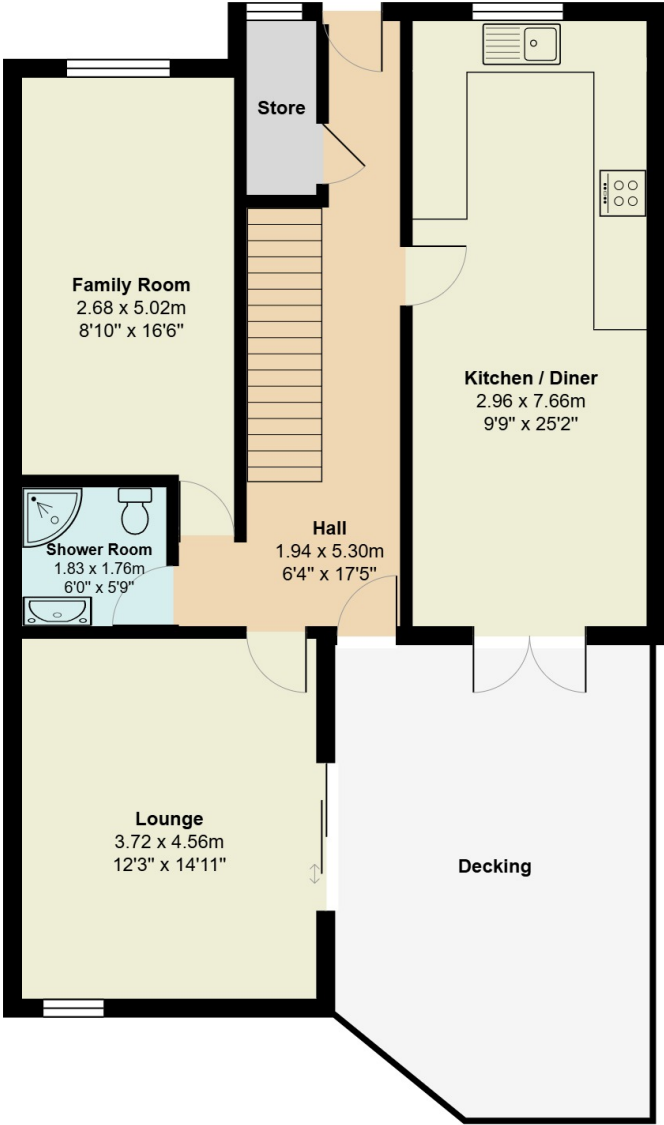


Bathroom

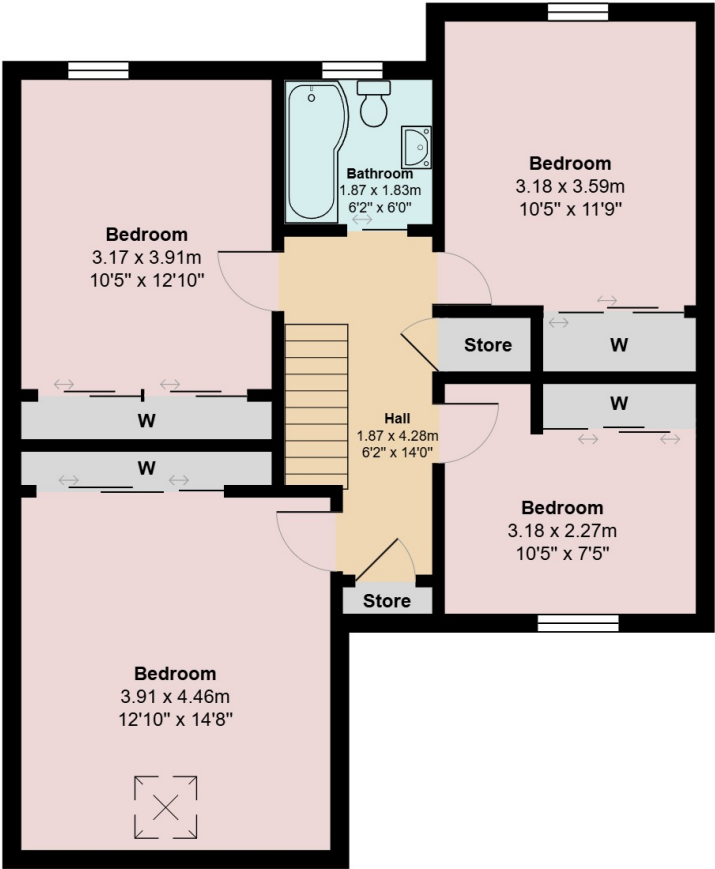


Garden

Floorplan



Ground Floor



First Floor

Directions

From Aberdeen/Bridge of Don/Dyce follow A90 towards Peterhead for 6 miles taking slip left into Balmedie. 1st left at roundabout then 2nd exit at the next roundabout (leisure centre/library) . Take 3rd right into Eigie Crescent.

Location

Balmedie is renowned for its scenic beach and Country Park and is situated approximately 9 miles from the city centre. Well served by local amenities including nursery, primary education, leisure centre, shops and Post Office. Easy access is available to Aberdeen City, including the Bridge of Don Park and Ride, Aberdeen Airport and the various oil related offices at both Bridge of Don and Dyce.

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.

Arrange a viewing

Viewing By appointment telephone 07525337696 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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