

DUTHIE WARD



SOLICITORS



1 FORSYTH ROAD, BALMEDIE THREE BEDROOM SEMI DETACHED

Accommodation: Ground Floor: Ground Floor: Hall, Lounge and large fitted dining Kitchen. Upper Floor: Hall, 2 double Bedrooms and 1 single Bedroom and Bathroom (plus shower over bath). uPVC double glazing and gas central heating. All carpets, blinds and light fittings included. Fully enclosed rear garden. Garden shed.

OFFERS OVER £152,000

VIEWING BY ARRANGEMENT

TELEPHONE (01358) 743592 OR 07806 806197 (MR. & MRS. DANIEL)

OR (01224) 621622 (DUTHIE WARD SOLICITORS)



42 Carden Place Aberdeen AB10 1UP Telephone: 01224 621622 Fax: 01224 621623
e-mail: info@duthieward.co.uk

www.duthieward.co.uk

These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



This is an attractive three bedroom semi detached house in the scenic and thriving seaside village of Balmedie approximately 7 miles from the centre of Aberdeen.

Features include the large fully fitted Kitchen to the rear and the sunny Lounge to the front which looks onto a landscaped courtyard area.

It is an ideal family house, safe for children and close to schools and shops. The Country Park is within a five minute walk and Balmedie Beach is within a ten minute walk.

There are two bus stops nearby and a regular bus service to Aberdeen.

HALL: 11'10 x 6'7 max (3.6m x 2m) Double glazed entrance door. Fitted electricity meter cupboard. Mains operated smoke alarm. Two ceiling lights. Telephone point. Three power points. Door to understair cupboard. Double

radiator with thermostat. Laminated floor. Matwell with access to water stop cock. Space understair for desk, p.c. etc. Glazed panelled doors to Lounge and Kitchen.

LOUNGE: 12'10 x 11'8 (3.9m x 3.6m) (Front Left) Glazed panelled door from Hall and large uPVC double glazed window with sunny and open outlook to grazed play area. Ceiling light and shade. Dimmer light switch (can also be operated via TV remote). TV aerial point. Four power points. Vertical blinds. Double radiator. Laminated floor.





KITCHEN: 19'8 x 9'5 max (6m x 2'9m) (Rear) Large dining Kitchen with glazed panelled door from Hall, double glazed exterior door to rear garden and window to rear. Further door to built-in shelved storage cupboard. Fitted units to four walls.

Along window wall – worktop with inset stainless steel sink, drawer and cupboard base units and wall units.

To side wall – worktops with drawer and cupboard base units and wall units.

To inner wall – also worktop with base units and wall units.

To other side wall – worktop with appliance spaces and wall units.

Ample space for dining table and chairs. Two ceiling spotlight tracks. Fourteen power points. Horizontal blinds. Floor vinyl.

Carpeted stairway to Upper Floor.

UPPER HALL: Panelled doors off to three Bedrooms and Bathroom. Mains operated smoke alarm. Ceiling light. Hatch to Loft which is part-floored and has storage space and Ramsay ladder.

BEDROOM 1: 12'7 x 11'7 max (3.8m x 3.5m) (Rear Left) Double Bedroom with panelled door from Hall and double glazed window to rear. Double doors to built-in wardrobe with fitted storage and hanging rail and two further built-in cupboards each of which has fitted shelves. Ceiling light with shade. Four power points. Double radiator. New fitted carpet.

BEDROOM 2: 12'5 max 11'7 max (3.8m x 3.5m) (Front Left) Double Bedroom with panelled door from Hall and double glazed window to front with outlook grazed area and Balmedie Primary and to the sea beyond. Double doors to built-in wardrobe with fitted storage and hanging rail. Door to further built-in cupboard with insulated hot water cylinder. Telephone point. TV aerial point. Four power points. Double radiator with thermostat. Fitted carpet.



BEDROOM 3: 9'10 x 6'5 (3m x 2m) (Front Right) Single Bedroom with panelled door from Hall and double glazed window to front with outlook to play area. Door to built-in storage cupboard with fitted shelves and hanging rail. Two power points. Double radiator. Fitted carpet.

BATHROOM: (Rear Right) Panelled door from Hall and double glazed window to rear. White three piece suite plus Mira shower and screen over bath. Ceramic tiling for shower area. Wall mirror. Ceiling light and shade. Fittings to remain. Horizontal blinds. Double radiator with thermostat. Floor vinyl.

OUTSIDE: The rear garden is fully enclosed and has a paved patio and lawn and climbing plants and shrubs along the borders. Rotary clothes dryer. Gate with access from Forsyth Road. Large garden shed.



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