

DUTHIE WARD



SOLICITORS



6 ROWAN DRIVE, BALMEDIE FOUR BEDROOM DETACHED VILLA

Accommodation: Ground Floor: Hall, Lounge, Dining Room, Dining Kitchen, Utility Room and w.c. Upper Floor: Master Bedroom with En-suite Shower Room, 3 further Bedrooms and Bathroom. Full double glazing and gas central heating. All carpets, some curtains, all light fittings and other fittings included. Hob, oven and dishwasher also included.

OFFERS OVER £260,000

VIEWING BY ARRANGEMENT

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SOLICITORS & ESTATE AGENTS



This is a well designed and attractive four bedroom detached property in pleasant residential surroundings in Balmedie which is a rapidly growing village easily reached from Aberdeen via dual carriageway. The house is within minutes walking distance of a renowned country park and scenic sandy beach where there are wooden walkways across the sands and streams, picnic areas with barbecues and a swim park for children.

The village has a pre-school nursery, a baby clinic, toddlers group and a good local primary school and is a lovely location for families. Amenities include the Balmedie Leisure Club with multi-use outdoor courts, a local hotel/pub and shops catering for every day needs including a small supermarket, a pharmacy, fish and chip shop and convenience store/post office.

Two renowned golf courses (Royal Aberdeen and Murcar) are nearby and the proposed new Donald Trump development will make Balmedie an increasingly popular and desirable location.

6 Rowan Drive is an ideal family home, tastefully presented throughout and decorated in neutral tones. The accommodation is light and airy and is on two floors.

On the ground floor the Lounge has an open outlook to the front (with no properties directly opposite) and is on semi-open plan with the Dining Room which has French doors to the good sized rear garden. The well fitted Dining Kitchen also has an outlook to the rear garden and is adjacent to the Utility Room and w.c.

On the upper floor there are four double Bedrooms including the Master Bedroom which has an En-suite Shower Room.

Outside, to the front there is a double drive with parking in front of the garage and to the rear is a good sized, fully enclosed garden.

DIRECTIONS: From Aberdeen drive along the Aberdeen to Ellon dual carriageway (A90) and turn right at the first exit to Balmedie. Turn second left into Rowan Drive and number 6 is on the right hand side.

HALL: Double glazed entrance door to Hall. Panelled door to right to the Lounge and stairway straight ahead. Smoke alarm. Ceiling light. Fitted telephone unit. Telephone point. Power point. Radiator. Laminated flooring.

LOUNGE: 16'2 into window bay x 13'1 max (4.9m x 4m) Panelled door from Hall and on open plan with Dining Room, door to Kitchen and large double glazed window to front. Further door to walk-in understair cupboard with fitted shelves and hanging rail. Fireplace with gas fire. Ceiling light fitting. TV aerial point. Sky TV. Five power points. Vertical blinds. Double radiator. Laminated flooring.

DINING ROOM: 9'1 x 7'10 (2.8m x 2.4m) (Rear Right) On open plan with the Lounge and French doors to rear garden. Ceiling light. Two power points. Full length curtains with tie-backs. Radiator. Laminated flooring.





DINING KITCHEN: 12'2 x 9'2 (3.7m x 2'8m) (Mid Rear) Door from Hall, door to Utility Room and window to rear garden. Fitted units to two walls.

Along window wall – worktop with inset stainless steel sink, base units and appliance spaces. Hotpoint dishwasher included.

To side wall – worktop with four ring stainless steel gas hob, stainless steel electric fan oven, wall units and filter hood.

Space for table and chairs. Tiling between worktops and wall units. Ceiling light. Horizontal blinds. Radiator. Laminated flooring.

UTILITY ROOM: 4'11 x 4'10 (1.5m x 1.5m) Door from Kitchen, double glazed door to rear garden and door to w.c. Worktop. Appliance spaces. Ceramic tiling. Fitted shelves. Wall unit with central heating boiler. Ceiling light. Laminated flooring.

WC: (Mid Left) Panelled door from Utility Room and window to side. Ideal Standard wash-hand basin white in fitted vanity unit. W.c. Vanity shelf. Wall mirror. Tiling. Ceiling light. Radiator. Laminated flooring.

Carpeted stairway to upper floor.

UPPER HALL: Panelled doors off to four Bedrooms and Bathroom. Smoke alarm. Ceiling light. Power point. Hatch to loft.

MASTER BEDROOM: 12'11 max x 11'5 max (4m x 3.5m) (Front Right) Panelled door from Hall, panelled door to En-suite Shower Room and window to front. Further panelled door to built-in airing cupboard with sealed hot water cylinder and slatted shelf. Fitted bedroom furniture including two double wardrobes, dressing table, chest of drawers and storage unit. Ceiling light. Sky TV. Three power points. Fitted carpet.

EN-SUITE SHOWER ROOM: 6' x 5'3 (1.8m x 1.6m) (Mid Front) Three piece suite including shower tray in shower enclosure and wash-hand basin in vanity unit. Stainless steel towel rail. Wall cabinet. Fittings to remain. Ceiling light. Ceiling extract fan. Shaver point. Fitted carpet.

BEDROOM 2: 13'7 x 8'11 (4.2m x 2.7m) (Front Left) Panelled door from Hall and windows to front and side. Fitted triple wardrobe. Ceiling light. Three power points. Curtains. Radiator. Fitted carpet.

BEDROOM 3: 11'5 max x 9'10 max (3.5m x 3m) (Rear Right) Panelled door from Hall and window to rear. Fitted bedroom furniture including three double wardrobes and chest of drawers. Ceiling light. Two power points. Radiator. Fitted carpet.

BEDROOM 4/STUDY: 8'9 max x 8'8 (2.7m x 2.6m) (Rear Left) Panelled door from Hall and window to rear. Four fitted shelves. Desk to remain. One power point. Radiator. Fitted carpet.

LOFT: Access via pull-down aluminium ladder. Large loft which extends the whole width of the house. Full standing height in centre section. Partly floored. Light installed. Lots of storage space.

OUTSIDE: Easily maintained front garden with double tar drive. Weather protected entrance. Lawn. Path and gate to rear garden.

Outlook from front of house good – not directly overlooked by house opposite. Looks up Oak View. Detached house. To lefthand side is open amenity area which is maintained by the council.

GARAGE: Good size single Garage with up-and-over door, concrete floor, power and light installed. Shelving which will remain.

To the rear is a fully enclosed garden with lawn, garden shed and small greenhouse. External water tap.



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