

FOR SALE



Balmoral House, Menie, Balmedie, Aberdeen
£575,000


MARTIN & CO



Balmoral House, Menie, Balmedie, Aberdeen

5 Bedrooms, 3 Bathroom

£575,000

- Video walk-through - Click on link above
- Luxury state of the art appliances
- Driveway and double electric powered garage

BLISSFUL BALMORAL, Click on virtual tour. FIVE BEDROOM DETACHED FAMILY HOME located in Balmedie with glorious scenic views. This superb family home boasts many qualities with no expense spared, such as a contemporary European designed kitchen fitted with state of the art appliances, quality hard wood flooring, luxury carpets and a glass panelled staircase with LED stairwell lights. Excellent sized king-sized rooms along with an elegant family living area with a featured wood burning stove. Large windows to the front and patio doors to the side drawing in ample natural light. Presented very stylishly, this property would provide an excellent family home. Importantly, the property benefits from easy access to the AWPR, Aberdeen City and Bridge of Don. The property consists of five very spacious bedrooms one with modern en suite and luxury walk in wardrobe with sensor lights. There are two family rooms and an open concept dining/kitchen which is ideal for entertaining. Leading off the property via the gardens to the front and rear are laid to lawn and fully enclosed providing a safe environment for children and pets. The double electric powered garage provides an abundance of storage and benefits from a large driveway which can easily park multiple cars and more. Viewing is essential to appreciate the size and quality of this spectacular property.



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, AWPR, Aberdeen Airport and the various oil related offices at both Bridge of Don and Dyce.

LOUNGE 6.00m x 5.67m (19'8" x 18'6") approx
Extremely spacious and imposing living space. The lounge area is decorated to an extremely high standard benefitting from luxury wool carpet, Ceiling to floor double glazed picture window and a wood burning stove which provides a wow factor. The living area overlooks the side of the garden allowing an abundance of natural light. Modern décor completed this look.

KITCHEN/DINER/FAMILY 10.30m x 5.76m (33'8" x 18'9") approx
Excellent planned and fitted modern

European designed kitchen with an excellent range of German white matt units with incorporating drawer units and quality Dekton Opera solid worktops. It has been comprehensively fully equipped with a range of appliances including a full height wine chiller, full-size integrated fridge/freezer, dishwasher, and induction hob with built-in extractor ideal for entertaining. Benefits also from a breakfast bar which can comfortably seat up to four people. Large double-glazed windows afford natural light. Leading off the kitchen there is a utility area with washing machine and storage cupboard. Access via the side door to the property.

FORMAL LIVING/BEDROOM 5 6.00m x 4.50m (19'8" x 14'7") approx
This elegant room is generously proportioned and has a large, featured bay window enjoying a pleasant outlook to the front of the property. Modern décor and size makes this room ideal for entertaining.

UTILITY ROOM 3.14m x 2.35m (10'3" x 7'7") approx



Large utility room that houses the boiler, washing machine and tumble dryer, also benefits from two large storage cupboards and cabinets with a stainless-steel sink. Access via the side door to the property.

WC/CLOAKROOM 1.56m x 0.94m (5'11" x 3'11") approx Fantastic modern sized WC with additional space for storage.

BEDROOM 4 5.67m x 5.58m (18'6" x 18'3") approx Located on the ground floor a good-sized double bedroom decorated with neutral décor and built-in wardrobe. Large windows allow an abundance of natural light.

SHOWER ROOM 2.60m x 2.22m (8'5" x 7'3") approx Beautiful shower room located on the ground floor with no expense spared featuring grey sand stone tiles and floor with a large walk in shower.

1ST FLOOR



MASTER SUITE 7.10m x 4.72m (23'2" x 15'5") approx A fantastic master bedroom with an extremely large window overlooking the garden, high ceilings with beautiful décor easily fitting a super king. The large walk in wardrobe provides an excellent range of storage facilities and benefits from a modern large en suite featuring modern décor.

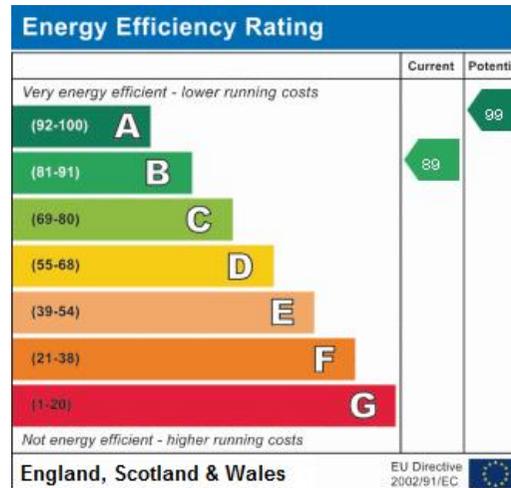
BEDROOM 2 6.00m x 3.66m (19'8" x 12'0") approx. A further large double bedroom located to the side of the property which has a large window, neutral décor. The bedroom allows plenty of space for standing storage. Also benefits from full size double integrated wardrobe.

BEDROOM 3 4.72m x 3.97m (15'5" x 13'1") approx A further large double bedroom located to the side of the property which has a large window, neutral décor. The bedroom allows plenty of space for standing storage. Also benefits from full size double integrated wardrobe.

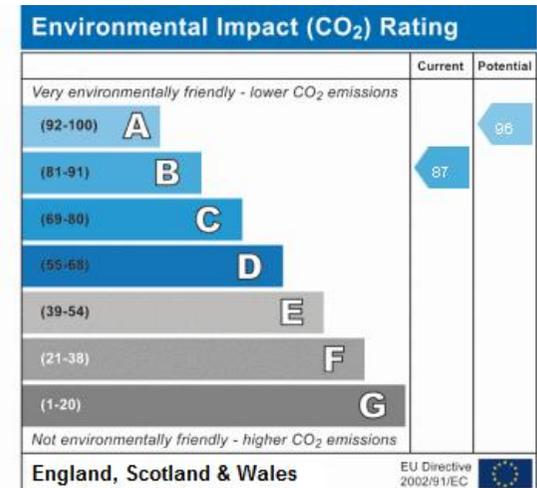
BATHROOM 3.38m x 3.36m (11'10" x 11'1") approx Beautifully designed family bathroom with a three-piece white suite with separate bath tub. A separate walk-in shower enclosure mirrors the en suite with integrated shower tray and external water temperature controls by Vado.

DOUBLE GARAGE 5.70m x 5.06m (18'7" x 16'6") approx. With fully automatic electric doors, power and light. PV roof panels providing electricity to the home

SERVICES Mains water supply. Drainage to a septic tank.



Reference:
BALMORAL HOUSE, BALMEDIE, ABERDEEN, AB23 8YL







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