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**20 BELLFIELD VIEW, KINGSWELLS, ABERDEEN, AB15 8PG**



**Modern Two Bedroomed Mid Terraced  
House with Allocated Parking**

**FIXED PRICE  
£110,000**

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## Modern Two Bedroomed Mid Terraced House with Allocated Parking

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### Accommodation Overview

**Lounge/Kitchen and Bathroom. Upper Hall: Double Bedroom and Single Bedroom. Allocated Parking and Communal Grounds.**

Situated within a modern executive development in the popular suburb of Kingswells, within close proximity to an excellent range of amenities including shops and public transport links giving excellent access to the city centre, we are delighted to offer for sale this well presented two bedroomed mid terraced house with enlarged second bedroom completed by local developer Stewart Milne Homes some 3 years ago. Finished in neutral tones throughout, this contemporary home comprises an open lounge with stylish fitted kitchen containing modern appliances and dining space, and a smart bathroom on the ground floor. Upstairs there is access to the exclusive loft space providing additional storage while the landing opens onto a spacious double bedroom with generously sized walk-in wardrobe and a further bedroom which has been enlarged by the present owners to provide a comfortable sized bedroom. The development sits within beautifully maintained grounds with car parks, areas of lawn and borders of mature shrubs and young trees. Early viewing of this lovely home should be sought to appreciate its ready-to-move into condition, location and modern conveniences.



## Lounge/Kitchen

**4.17m x 3.35m (13'8" x 10'11") approx.**

With a window to the front affording the space with natural light, this open plan living area is finished in soft neutral tones with feature wall and practical dark wood effect flooring. The kitchen has a good range of cream base and wall units with under unit lighting, edged with wood effect splashback panelling matching the work surface which incorporates a stainless steel sink, mixer tap and drainer. The integrated appliances include a gas hob with extractor above and oven with grill. The free standing fridge/freezer and washing machine will also remain. The boiler is also concealed here and a good sized cupboard with light provides storage and houses the fuse box and electric meter. TV point. Telephone point. Smoke alarm and heat detector.

## Bathroom

**1.88m x 1.84m (6'2" x 6'0") approx.**

Centrally set, this modern bathroom boasts a white three piece suite comprising a w.c., pedestal wash hand basin and bath with mains pressure shower above and glass screen. Finishing touches include extensive splashback tiling around the bath, vinyl flooring and wall mounted mirror. Extractor fan.



## Upper Floor

A carpeted staircase with hand rail turns round to the upper floor and the remaining accommodation. The fresh tones continue from the ground floor and there is access to the loft space. Smoke alarm.

## Bedroom 1

**4.04m x 2.38m (13'3" x 7'9") approx.**

This naturally bright and airy room has a view to the front and is bathed in natural light which complements the neutral tones with rich feature wall and carpeting. The room is of good proportions providing ample space for required furniture alongside the walk-in wardrobe with excellent hanging and shelving facilities. TV point. Telephone point. Thermostat.

## Bedroom 2

**2.84m x 1.77m (9'3" x 5'10") approx.**

Also with a window to the front is the second bedroom which has been enlarged by the current owners to provide a good sized single with neutral décor and carpeting. A built-in wardrobe with hanging rail and shelf and space for free standing furniture is provided, along with 4 wall sockets/power points.



## Outside

The immaculately kept communal grounds are abundant with grassed areas, interspersed with well stocked borders of colour and there is an allocated parking space within a car park to the rear of the property as well as ample visitors' spaces. There are also secure bicycle stores and bin stores which are brick built with wooden gates in keeping with the overall design of the development.

## Location

Kingswells is a popular suburb on the western outskirts of Aberdeen with easy access to the city either by car or public transport including a park and ride facility. There is a community centre, medical centre and a selection of local shops. Nursery and primary education is catered for within the area and secondary education is available in Westhill. Lovely walks can be enjoyed within the surrounding countryside.

## Notes

Thermostatically controlled gas central heating. Double glazing. EPC=C. The subjects will be sold inclusive of all fitted floor coverings, light fittings and blinds, along with all integrated appliances and the free standing kitchen goods. Please note, the quality furniture and fittings may be included in the sale price at no extra cost or removed by the seller should the buyer wish.





## Viewing

Please telephone the Selling Agent's Aberdeen office.

## Office Reference: WDB/SI/Aberdeen

THE DATE OF ENTRY IS MATERIAL AND OFFERS SUBJECT TO FINANCE OR SUBJECT TO THE SALE OF THE PURCHASER'S OWN PROPERTY WILL NOT BE CONSIDERED.

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