

**Raeburn
Christie
Clark &
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Aberdeen

399 Union Street
AB11 6BX
Tel 01224 56 46 36

Banchory

75 High Street
AB31 5TJ
Tel 01330 82 29 31

Ellon

7 The Square
AB41 9JB
Tel 01358 72 07 77

Inverurie

6 North Street
AB51 4QR
Tel 01467 62 93 00

Stonehaven

1 Market Buildings
AB39 2BY
Tel 01569 76 29 47

E-mail:

property@raeburns.co.uk

www.raeburns.co.uk

9 KEIR HEIGHTS, BALMEDIE, AB23 8WJ



**Substantial Four Public/Five Bedroomed
Detached Dwelling with Double Garage**

OFFERS OVER
£465,000

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Accommodation Overview

Vestibule, Reception Hall, Cloakroom/W.C, Lounge, Dining Room, Sun Room, Kitchen/Family Room, Utility Room, Sitting Room, Double Bedroom 5/Office. Upper Landing, Master Bedroom with En Suite, Three further Double Bedrooms and Family Bathroom. Gardens and Double Garage.

Enjoying a countryside setting, yet only a short distance from Balmedie's lovely beach and coast, this substantial four bedroomed/four public room detached dwellinghouse with double garage forms part of an exclusive residential area of individual family homes. Offering an exceptionally generous sized level of family accommodation, the spacious public rooms, including a formal lounge, a dining room, sun room and fully fitted kitchen/diner/family room provides an ideal living and entertaining space. Also on the ground floor is a handy cloakroom/w.c and utility room, a double bedroom and sitting room. The bright upper hall is fitted with ample storage cupboards and gives access to the family bathroom and four double bedrooms, with en suite shower room to the master. The property benefits from full double glazing and gas central heating, making it economical and easy to run. Enjoying an elevated position with glorious views across the rooftops towards the sea and countryside, it stands within extensive grounds which includes a driveway for off-street parking and double garage. This is indeed a great opportunity to acquire a beautifully located property, within a small cul-de-sac with no through traffic, and early viewing is genuinely recommended.



Vestibule

Fitted with attractive wood panelling to mid level and co-ordinating laminate flooring. Base meter cupboard. Georgian style door to reception hall.

Reception Hall

A spacious hall, fitted with wood panelling to mid level, co-ordinating hardwood panelled inner doors and quality scratch resistant tiled effect flooring. Built-in double cupboard for coats and general storage. Carpeted balustrade staircase to upper floor. Understair cupboard.

Cloakroom/W.C

Fitted with a two piece suite, incorporating a w.c. and circular bowl sink set on a wood/chrome stand. Tiled floor.

Lounge

6.60m x 4.74m (21'8" x 15'7") approx.

This beautifully appointed room with two picture windows to front enjoys an elevated position with glorious views across the sea. Presented in neutral tones and on "L" shape open plan to the dining room, it provides ample space for furniture. A most attractive Italian limestone fireplace with inset electric fire provides the focal point to the room.



Dining Room

4.19m x 3.25m (13'9" x 10'8") approx.

Centrally located and providing ample space for formal dining.

Sun Room

4.82m x 4.36m (15'10" x 14'4") approx.

Catching the sun for much of the day, this well appointed room offers excellent informal living space. Sliding doors open out to a paved seating area at the rear. Ceramic tiled floor. This room also enjoys lovely views towards the sea.

Kitchen/Family Room

8.40m x 5.28m (27'6" x 17'3") approx.

Of excellent family proportions, this well co-ordinated room is on open plan with window to rear and patio doors to garden. It is fully fitted with a comprehensive range of beech wood cabinets at wall and base level and incorporates generous runs of co-ordinating granite effect worktops and upstands. A central island unit with additional storage underneath houses the gas hob and chrome/glass overhead extractor. Slate tiled effect floor. 1.5 bowl sink/drainers and mixer tap. The built-in electric oven, combination oven, integrated dishwasher and fridge/freezer will remain.



Utility Room

2.89m x 1.77m (9'6" x 5'10") approx.

Fitted with matching cabinets and worktops as the kitchen, with inset sink/drainers and mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. Tiled effect flooring. Window to rear and door to garden. Built-in storage cupboard.

Sitting Room

4.57m x 4.08m (15'0" x 13'5") approx.

An adaptable room enjoying sea views across the front. It is fitted with a dark wood fireplace with marble inset and hearth which houses a living flame gas coal effect fire. Hardwood floor.

Double Bedroom 5/Study

3.880x m x 3.47m (12'9" x 11'5") approx.

This further adaptable room is located to the rear and incorporates wood panelling to mid level. Laminate flooring. Fixed shelved display unit to remain.

Upper Hall

A carpeted hall with velux window to rear and deep display sill underneath. Walk-in shelved linen cupboard. Two further built-in storage cupboards also houses the hot water cylinder. Hatch to loft.



Master Bedroom with En Suite

4.39m x 4.39m (14'5" x 14'5") approx.

Providing splendid views across the front towards the sand dunes and to the rear and providing ample space for bedroom furniture. It incorporates a walk-in dressing room fitted with light. **En Suite Shower Room:** Fitted with w.c., bidet, self-contained shower enclosure with aqua panelled wet walls, and twin sinks set into handy storage cabinets and tiled surrounds. Velux window to rear. Ceramic tiled floor.

Double Bedroom 2

3.53m x 2.87m (11'7" x 9'5") approx.

Located to the rear with built-in wardrobe and shelved cupboard.

Bedroom 3

3.86m x 2.99m (12'8" x 9'10") approx.

A bright and sunny room with window to side.



Double Bedroom 4

4.57m x 2.94m (15'0" x 9'8") approx.

A further front facing room offering glorious views, with built-in wardrobe and storage cupboard. Laminate flooring.

Bathroom

Beautifully co-ordinated and fully tiled, incorporating a wash hand basin, w.c. and spa bath with central mixer tap. It also incorporates a self contained shower enclosure finished with modern wet wall. Chrome ladder radiator. Velux window to side. Electric shaver socket.

Double Garage

5.72m x 5.58m (18'8" x 18'3") approx.

A spacious double garage fitted with twin up and over doors, power and light. Door to garden and window to rear. Water tap.



Outside

An extensive driveway at the front provides ample parking. The gardens to front and side are mainly laid to lawn and are planted with mature shrubs, incorporating steps and walkways. The extensive family sized garden to the rear is fully enclosed and offers complete privacy and seclusion. Bounded by fencing and mature trees and on two levels, it incorporates an extensive paved area on the lower level and several well placed seating areas. Steps give access to an established lawn on the upper level with rotary clothes dryer. Garden shed to remain. Water tap.

Notes

Gas central heating. Double glazing. EPC=C. All fitted floor coverings and blinds to remain.

Viewing

Please telephone 07768 915624 or the Selling Agent's Ellon Office.

Office Reference: JHN/JC/Ellon

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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