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9 LUMSDEN WAY, BALMEDIE, AB23 8TS



**Detached Four Bedroomed Dwelling with
Double Garage and Gardens**

OFFERS AROUND
£370,000

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Accommodation Overview

Entrance Vestibule, Hallway, Lounge, Dining Room, Dining Kitchen, Utility Room, Family Room and Cloakroom/W.C. Upper Landing: Master Bedroom with En Suite, Three Further Bedrooms and Family Bathroom. Double Garage.

Enjoying a prime location within a quiet cul-de-sac and overlooking woodland to the rear, we are delighted to offer for sale this three public/four bedroomed detached executive dwellinghouse with double garage. The property benefits from double glazing, gas central heating and also sits within a gated site shared with two other properties, making it an ideal home for a young family. Freshly painted throughout, the property offers generous living accommodation with good sized rooms, tasteful decoration and large windows ensuring good natural light. The entrance vestibule has a glazed door leading to the welcoming reception hall which gives access to all ground floor accommodation including a formal lounge and dining room both of which have a front aspect. There is a good sized family room, dining kitchen with patio doors to rear garden and a handy utility room with access to integral garage. A cloakroom/w.c completes the ground floor accommodation. The upper landing leads to the spacious master bedroom with en suite, three further generous sized bedrooms and family bathroom. Externally, there is a tarred driveway for two cars that leads to the double garage. The garden to the front is laid mainly to lawn and the fully enclosed rear garden enjoys a particularly private aspect and woodland outlook. Early viewing is highly recommended to appreciate the exceptional accommodation on offer.



Entrance Vestibule

A hardwood storm door with leaded glass inset panels leads into the bright vestibule with further window to side. Karndean flooring. Security alarm panel. Glass panel door to hallway.

Hallway

A spacious and welcoming reception hallway providing access to the ground floor rooms and upstairs via a galleried stairway. Large understair storage cupboard. Smoke alarm.

Lounge

6.30m x 3.85m (20'7" x 12'6") approx.

Dual aspect windows to front fill this spacious and neutrally presented lounge with natural light. A particular feature is a stunning marble fireplace with living gas fire inset. Fitted carpet. TV point. Smoke alarm.

Dining Room

3.65m x 3.00m (12'0" x 9'8") approx.

A formal dining room with window overlooking the front garden. Fitted carpet. The dining table and chairs are included in the sale.

Family Room

4.05m x 3.10m (13'3" x 10'2") approx.

A versatile room currently used as a family room with rear facing window. Fitted carpet. TV point.



Dining Kitchen

5.10m x 3.00m (16'7" x 9'8") approx.

Bright and spacious living area ideal for the modern family fitted with a good range of base and wall units. Generous runs of worktop with tiled splashback incorporate a stainless steel drainer sink and four ring gas hob. Integrated appliances include a larder fridge/freezer, oven, grill and dishwasher. Vinyl flooring. Patio doors lead to the paved patio to the rear. Ample space for family dining table and chairs. Heat detector.

Utility Room

3.25m x 1.60m (10'7" x 5'2") approx.

A useful addition to the dining kitchen fitted with a base unit with worktop space and tiled splashback incorporating a stainless steel drainer sink. Washing machine and condenser dryer included. Access to integral double garage.

Cloakroom/W.C.

Fitted with a white two piece suite comprising w.c and pedestal wash hand basin. Karndean flooring. Extractor fan.

Upper Landing

A carpeted staircase with hardwood handrail and banister leads to the upper floor galleried landing which in turn provides access to the master bedroom with en suite shower room, three further good sized double bedrooms and family bathroom. Large shelved linen cupboard housing the hot water tank. Access hatch to loft space.



Master Bedroom

4.70m x 3.80m (15'4" x 12'5") approx.

An exceptionally large bedroom on two levels with the carpeted entrance giving access to the en suite and stepping down to the main bedroom area which has two large front facing windows. Built-in wall to wall wardrobes with sliding mirror doors providing considerable shelf and hanging space. Laminate flooring. TV and telephone points.

En Suite

Fitted with w.c with concealed cistern and wash hand basin recessed in a vanity storage unit. Fully enclosed tiled shower cubicle with bi-folding screen door. Velux window to rear. Tiled flooring. Extractor fan.

Bedroom 2

4.80m x 3.70m (15'7" x 12'1") approx.

A generous sized double bedroom with two built-in double wardrobes providing shelf and hanging space. Window overlooking the front garden. Fitted carpet.

Bedroom 3

3.30m x 3.20m (10'8" x 10'5") approx.

Another good sized bedroom with built-in double wardrobes. Fitted carpet and window overlooking the rear garden.



Bedroom 4

4.00m x 2.40m (13'1" x 7'9") approx.

Also overlooking the rear garden, this room has a built-in double cupboard with shelf and hanging space and fitted carpet.

Bathroom

The family bathroom is tiled to mid point and fitted with a vanity storage unit housing wash hand basin and w.c. Tiled bath area. Fully enclosed shower cubicle with aqua panelling to walls and glass screen door. Velux window to side. Shaver point. Vinyl flooring. Extractor fan.

Garage

5.65m x 5.45m (18'5" x 17'9") approx.

The tarred driveway to the front provides parking for two vehicles and leads to the double garage which has two up and over doors and is equipped with light, power and water tap. Part glazed door to the rear garden and access to utility room. The central heating boiler is located in the garage.

Outside

The front garden is laid mainly to lawn with established trees shrubs and conifer hedging. A paved path leads to the fully enclosed private and secluded rear garden which is also laid mainly to lawn and screened with high level timber fencing. A paved patio which can be accessed from the dining kitchen or the garage provides an ideal spot for entertaining. Garden shed. Rotary dryer.

Location

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

Directions

From Aberdeen traveling north along the A90 Aberdeen/Ellon road, continue for approx. 6 miles and take the first exit into Balmedie and then immediate left onto Old Aberdeen Road. Continue past the Whitehorse Inn and take the second exit on the right onto Lumsden Way. The property is located on the left, as indicated by our For Sale board.

Notes

Gas central heating. Double glazing. EPC=D. All curtains, blinds, light fittings, white goods, dining table and chairs and sofas are included in the sale.

Viewing

Please telephone the Selling Agent's Ellon Office.

Office Reference: JHN/NT/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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