



4 Cairn View, Belhelvie,  
AB23 8SB

Fixed Price £265,000  
£5,000 below home report value  
(as at 25/02/2025)

**peterkins**



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**\*\*£5,000 BELOW HOME REPORT VALUE (AS AT 25/02/2025)\*\***

**Fixed Price £265,000**

- Fabulous Detached Dwellinghouse
- Generously Proportioned Living Room
- Dining Room with “French” Doors to the Rear Garden
- Well Equipped Kitchen
- Utility Room & Cloakroom
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Attractive Family Bathroom
- Storage Loft
- Gas Central Heating
- Double Glazing
- Well Maintained Gardens
- Driveway & Garage

Viewing contact Peterkins  
(01224) 428100

105m<sup>2</sup>

Ref: 46141/3

EPC: C TAX: F

**Description:**

Early viewing is essential to appreciate this fabulous **four bedroom detached dwellinghouse** situated within the charming village of Belhelvie. Located within a modern development the property enjoys a quiet setting with a wonderful open outlook and easy access to the children’s playpark located directly across the road making it an ideal home for young families. The house itself has been freshly decorated throughout and has newly laid carpets on the staircase, upper hallway and bedrooms. The spacious family accommodation spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; generously proportioned living room; dining room with “French” doors leading out to the rear garden; stylish and well equipped kitchen; utility room with rear garden access; cloakroom. Upper Floor: Master bedroom with a modern en-suite shower room; three further bedrooms; attractive family bathroom; loft access. Outside there are well maintained gardens together with a tarred driveway to the front of the house which leads up to a single garage Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

**Location:**

Belhelvie is situated close to the popular coastal village of Balmedie where residents enjoy a wide selection of social/recreational facilities including leisure centre, two public play parks, country park, eighteen-hole golf course and of course the beaches and sand dunes which are renowned for their outstanding beauty. Within Balmedie there are several convenience shops, first class nursery and primary schooling together with a thriving community network. The Business/Industrial Parks at both Dyce and Bridge of Don are also within easy reach and there is regular transport that provides easy access to City Centre and beyond. In addition, the AWPR is within less than 5-minute drive from the property transforming travel to both north and south of Aberdeen City.

**Directions:**

From Aberdeen proceed north out of the city along the AWPR A90/Aberdeen/Peterhead road. Continue along the A90 and take the slip road on the left at the sign for Balmedie/Belhelvie. Take the third exit off the roundabout towards Belhelvie and follow the road through the village for some distance, turning left onto Cairn View. Number 4 is situated on the left right as indicated by our “For Sale” sign.

**The accommodation comprises of:-**

**Entrance Hallway:**

A new partly glazed uPVC exterior door gives access to the entrance hallway; carpeted staircase with handrail leads to the upper floor; floating shelf; coat hooks; radiator; smoke detector; ceiling cornice; halogen light fitting; glass door leads through to the living room.



**Living Room: 14'4 x 11'11 (4.36m x 3.63m) approx.**

Generously proportioned living room with a triple formation window to the front of the property fitted with "Venetian" blinds; under stair storage cupboard housing the electric meter; media wall unit; wall mounted central heating thermostat; telephone point; television point; radiator; downlighters; laminate flooring; glass double doors give access to the dining room. **Note:** The wall mounted television and bracket will not be included in the sale.

**Dining Room: 10'10 x 7'7 (3.29 x 2.30m) approx.**

Well appointed dining room with "French doors leading out to the rear garden; radiator; downlighters; laminate flooring; glass door to the kitchen.

**Kitchen: 10'11 x 10'4 (3.33m x 3.16m) approx.**

The stylish kitchen is fitted with a comprehensive range of black matt base and wall mounted cabinets linked by quartz work surfaces and ceramic wall tiles; coffee station area with a solid wood work surface; 1.5 x sink and drainer with an instant boiling water tap; gas hob with a modern cooker hood above; built-in oven; dishwasher; full height integrated fridge; triple formation window to the rear of the house fitted with a roller blind; floating shelves; chrome switchplates and sockets; tall radiator; downlighters; laminate floor; door leading to the utility room.

**Utility Room: 7'5 x 4'10 (2.26m x 1.48m) approx.**

Functional utility room with a work surface and wine rack; tall freezer; washing machine; tumble dryer; central heating boiler and controls; window to the side of the building; radiator; extractor fan; downlighters; laminate flooring; door to cloakroom and a part glazed exterior door leads out to the rear garden.

**Cloakroom:**

Fitted with a white two-piece cloakroom suite comprising of: W.C. and wash hand basin set into a vanity unit with splashback tiling behind; wall mounted storage unit; frosted window to the side of the house; chrome ladder style radiator; three branch halogen light fitting; floor tiles.

**Upper Floor:**

Balustrade; loft access; smoke detector; downlighters; fitted carpet.

**Master Bedroom: 11'4 x 9'1 (3.46m x 2.78m) approx.**

Spacious double bedroom with a rear garden aspect; triple formation window overlooking the rear garden fitted with a roller blind; large fitted wardrobe with mirrored sliding doors providing great hanging and storage space; telephone point; floating shelf; radiator; three branch halogen light fitting; fitted carpet; door leading to the en-suite shower room. **Note:** The wall mounted television and bracket will not be included in the sale.

**En-Suite Shower Room:**

The modern en-suite shower room is fitted with a white three piece suite comprising of: W.C. with concealed cistern, wall hung wash hand basin set into a vanity unit; behind and a large shower unit complete with a mixer shower and rainfall/handheld shower fittings; aqua panels and ceramic wall tiles around suite; two wall mounted mirrors; ladder style towel rail; frosted window to the side of the property; downlighters; tiled floor.

**Bedroom 2: 10'4 x 9'8 (3.14m x 2.94) approx.**

Bright and airy second double bedroom overlooking the rear garden; triple formation window fitted with a roller blind; open wardrobe with shelves and hanging rails; built-in cupboard housing the hot water tank; shelving units; radiator; three branch halogen light fitting; fitted carpet.

**Bedroom 3: 13'1 x 8'5 (3.98m x 2.56m) approx.**

Good sized third double bedroom with a front aspect; double window fitted a roller blind; coat hooks; radiator; three branch halogen light fitting; fitted carpet.

**Bedroom 4: 9'0 x 8'8 (2.74m x 2.64m) approx.**

The fourth bedroom has a triple formation window to the front of the house; telephone point; shelving units; three branch halogen light fitting; fitted carpet.

**Family Bathroom:**

Attractive family bathroom fitted with white three-piece suite comprising of: W.C. with concealed cistern, wash hand basin set into a vanity unit and bath with an over bath mixer shower and glass shower screen; ceramic wall tiles behind bath and sink; shaver point; wall mounted mirror; chrome ladder style towel rail; frosted window to the side of the property; extractor fan; downlighters; tiled floor.

**Loft:**

The floored storage loft is accessed from the upper hallway via a "Ramsay" ladder.







#### Outside:

There are well maintained gardens to the front and rear of the house.

The front garden is mainly laid to grass with a well-established shrub border.

The fully enclosed, child/pet friendly, rear garden enjoys a high degree of privacy and is mainly laid to grass with a paved patio area ideal for entertaining. There is also a feature pergola with sitting area providing a lovely spot to sit out and enjoy the summer months together with a large timber garden shed, which is currently being used as a gymnasium, with power and light installed. In addition, there is an outdoor water supply to the front/rear of the property and security lighting.

**Note:** The gas meter is located at the front of the property.

#### Parking/Garage:

There is a tarred driveway/off street parking to the front of the property for two cars and leads up to the single garage.

#### Parking:

The single garage has an up and over door with power and light installed.



#### Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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