



9 Betteral Road
Kingseat AB21 0AT

OFFERS OVER £150,000

peterkins



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- Superb upper apartment
- Open plan living room and kitchen with integrated appliances
- Master bedroom with an en suite
- Further double bedroom
- Bathroom with an overbath shower
- Gas central heating
- Double glazing
- Residents' parking
- Extensive communal landscaped gardens

Viewing contact Peterkins
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Ref: 43515/1

EPC: C

description: We are delighted to offer for sale this immaculate upper apartment which enjoys a lovely, quiet position in an exclusive development of high-quality homes. The discerning purchaser will no doubt be impressed with the interior of this exceptional home which features elegant, high ceilinged rooms with large sash and case windows which allow an abundance of natural light to flood into the property. Decorated in neutral tones with coordinated self coloured flooring and window blinds, the generously proportioned accommodation is in ready to move into condition comprising entrance; welcoming hall; open plan living room and kitchen; bathroom with an overbath shower; master bedroom with en suite; further double bedroom. Outside there are well maintained communal areas and ample residents' parking areas. All fitted flooring, light fittings and blinds will be included in the sale.

location: The property is situated on the doorstep of the Buchan and Formartine walkway offering splendid walks and cycle trails. Newmachar is a lovely rural village well served by local shops and by public transport. The location offers easy accessibility to Aberdeen City and is particularly convenient for the Airport and the Oil related offices at Dyce and Bridge of Don.

directions: Travelling from the direction of Aberdeen on the A947 Aberdeen - Oldmeldrum Road, continue ahead until you reach Newmachar. On entering the village take the first right onto Hillbrae Way and continue straight ahead. At the top of the hill turn right over the small bridge towards Kingseat. Continue ahead taking the first right, then second right and the property is located ahead on the left as indicated by our 'For Sale' sign.

entrance: The well-maintained entrance and staircase to the upper floor is accessed via a security entry system.

hall: Exterior door leads to the spacious and welcoming entrance hall which gives access to all accommodation; built in storage cupboard; ceiling cornice; 2 chandelier style light fittings; loft access; laminate flooring; radiator.

open plan living room and kitchen: 5.50mx5.19m narrowing to 4.35m Impressive open plan room with a dual aspect. The elegant, beautifully presented living room has large windows to the side and rear of the property overlooking the gardens; 2 chandelier style light fittings; ceiling cornice; television point; laminate flooring; 2 radiators.

kitchen: The well equipped kitchen is fitted with a comprehensive range of base and wall mounted cabinets linked by coordinated work surfaces, matching upstands and wall tiles; integrated dishwasher, fridge, freezer and washing machine; built in microwave and oven; gas hob; chimney style cooker hood; stainless steel splash back; 1.5 stainless steel sink and drainer; chrome switch plates and sockets; wall cabinet houses the central heating boiler; ceiling cornice; suspended light fitting; large window to the side of the property; laminate flooring; radiator.



master bedroom: 5.50mx2.84m Extremely spacious master bedroom featuring tall windows to the front, rear and side of the property; 2 large pendant light fittings; telephone point; fitted carpet; 2 radiators. Note: The wall mounted television will be removed.

en suite: Fitted with a 3 piece suite which comprises: W.C with a concealed cistern; wall hung wash hand basin; corner shower unit complete with a mixer shower; coordinated ceramic wall tiles behind shower and to dado height on the remaining walls; wall mirror; pendant light fitting; extractor fan; tall window fitted with a roller blind to the side of the property; ceramic floor tiles; chrome ladder style radiator.

bedroom 2: 3.09mx2.80m The second double bedroom enjoys a side aspect; tall window fitted with a wooden 'Venetian' blind; built in double wardrobe provides excellent hanging and storage space; chandelier style light fitting; fitted carpet; radiator.

bathroom: Most attractive bathroom fitted with a 3 piece suite which comprises: W.C with a concealed cistern; wall hung wash hand basin; bath complete with a hand held shower fitting and glass shower screen; coordinated ceramic wall tiles behind bath and to dado height on the remaining walls; wall mirror; shaver point; pendant light fitting; extractor fan; ceramic floor tiles; chrome ladder style radiator.

loft: There is a hatch in the hall which gives inspection access to the loft.

garden: The property stands within extensive well-kept grounds, for which a factor fee is payable for the upkeep.

parking: There are ample residents' car parking areas laid for low maintenance.



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 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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