



49 BAILLIE CRESCENT,
ALFORD AB33 8EZ

OFFERS AROUND £334,000

peterkins



49 Baillie Crescent
Alford
AB33 8EZ

Offers Around £334,000

- 5 bedroomed detached dwellinghouse
- Ideal family home in a modern development
- Spacious living and bedroom accommodation throughout
- Quiet residential area
- Close to the local schools, shops and amenities
- Well-presented throughout
- Driveway
- Integral double garage
- Fully enclosed rear garden
- LPG gas central heating, Solar Panels and Double glazing
- Good commuter base

Viewing by appointment only
please contact 07808 256296 or
Peterkins on (01467) 672800

EPC: C
Council Tax Band: F

Description: We are pleased to offer for sale this beautifully presented 5 bedroomed detached family home set in a modern quiet development within the popular Village of Alford. Built by Stewart Milne only in the last few years, the property benefits from spacious living and bedroom accommodation set over 2 floors. The ground floor comprises of an Entrance hallway, Lounge, W.C, Dining Kitchen/Family area on open plan and a Utility room. The upper floor consists of a master bedroom with the luxury of a walk in wardrobe and an ensuite shower room, another large bedroom with an ensuite as well as a further 3 Bedrooms and a Family bathroom. The property benefits from LPG gas central heating, 2.7Kw solar panels and full double glazing. Outside, there is a driveway with space for parking 2 cars in front of the integral double garage. The rear garden is fully enclosed making it ideal for a family with children and/or pets. Early viewing is recommended to appreciate the accommodation and location this property has to offer.

Location: Alford is a thriving village enjoying a host of excellent amenities with primary and secondary schooling and Community Campus providing a nursery, primary school, academy, swimming pool and community library. Additional recreation activities include a golf course, tennis, bowling, a dry ski slope and the Haughton Country Park. The village maintains a good range of shops, hotels, a library and health centre and is well placed for access to the Lecht ski resort as well as being within easy commuting distance of Westhill, Aberdeen, Dyce and Inverurie.

Directions: Travelling on the A944, Aberdeen to Alford road, continue through the village of Alford and on leaving the village, turn left at the sign post for the Community Campus. Continue ahead, turning left onto Greystone Road. Continue to the bottom of this road and turn left into Baillie Drive. Follow this road through the development and number 49 is located on the left hand side as indicated by our For Sale sign.

Entrance hallway: The welcoming hallway gives access to the Lounge, W.C, Dining kitchen, staircase to the upper floor and the integral Garage. Ceiling lights; smoke alarm, coat hooks, thermostat and wood effect flooring.

Lounge: 16'1" x 11'11" (4.90m x 3.63m) A good sized bright room at the front of the property with ample space for a variety of furniture. Ceiling lights; smoke alarm; telephone and television points and carpet.

W.C: A handy W.C/cloakroom with lovely décor including feature wall paper. Comprising of a toilet and wall mounted vanity wash hand basin. Downlights; extractor; chrome fittings and wood effect flooring.



Kitchen Diner / Family: 33'4" x 9'8" (10.18m x 2.94m) Along the rear of the property, this room consists of the fitted kitchen with ample space for a large dining table and chairs along with lounge furniture. French doors open out to the rear garden providing a lovely spot for family gatherings.

The kitchen is fitted with a modern range of base and wall units, coordinating worktops and matching upstands. Worktop extends into a breakfast bar with seating for 2. The range of integrated appliances include an eye level oven, combination microwave, fridge freezer, wine fridge, dishwasher and a 5 ring induction hob with chimney style extractor hood above. Stainless steel sink with drainer and mixer tap. Window above with roller blind. Ceiling lights and downlights; smoke alarm; wood effect flooring.

Utility room: 7'11" x 5'9" (2.41m x 1.75m) Just off the kitchen, the utility room is fitted with base and wall units, coordinating worktop with upstand and lovely splashback tiling. Stainless steel sink with drainer and mixer tap. Undercounter space plumbed for washing machine and tumble dryer. Storage cupboard housing the consumer unit and meter. Ceiling light; coat hooks; extractor fan and wood effect flooring.

Staircase to upper floor: The carpeted staircase leads to the upper floor landing leading to the bedroom accommodation and family bathroom. Airing cupboard has fitted shelving and houses the hot water tank. Window to the side. Access hatch to partially floored loft space. Ceiling lights and smoke alarm.

Bedroom/Study: 12'9" x 9'1" (3.88m x 2.76m) A good sized double bedroom with window overlooking the rear garden. Ceiling light and carpet.

Master Bedroom: 11'11" x 11'8" (3.63m x 3.55m) A bright, generous bedroom with ample space for a super king sized bed along with a range of freestanding furniture. Walk in wardrobe with double doors, light, hanging rails and shelving. Windows to the front with open views over houses towards the nearby hills. Ceiling light and carpet.

Ensuite: Comprising of a concealed cistern toilet, vanity wash hand basin with a large fitted mirror above and a tiled shower enclosure with a rainfall and shower head combo. Opaque window and ladder heated towel rail. Downlights; extractor fan; shaver point; chrome fittings and wood effect flooring.

Bedroom: 6'10" x 9'6" (2.08m x 2.89m) This room can accommodate a single bed, nursery or home office. Window to the rear, ceiling light and carpet.

Bedroom: 12'10" x 11'3" (3.91m x 3.42m) Another spacious bedroom benefitting from an ensuite shower room, the room can easily accommodate a super king bed along with a range of free standing furniture. Window to the rear; ceiling light and carpet.

Ensuite: Fitted with a 3 piece suite comprising of a concealed cistern toilet, vanity wash hand basin and a large tiled shower enclosure with a mains fed shower head. Ladder heated towel rail. Downlights; extractor; shaver point; opaque window and tile flooring.

Bedroom: 9'1" x 8'10" (2.76m x 2.69m) Currently used as a home office but can accommodate a bed along with a range of free standing furniture. Fitted shelf with hanging rail. Window to the front, ceiling light and carpet.

Bathroom: The family bathroom is fitted with a modern 4 piece suite comprising of a concealed cistern toilet, wash hand basin set in storage unit with a large fitted mirror and shaving point, bath textured splashback tiling and hose and a separate tiled shower enclosure with a mains fed head. Ladder heated towel rail and chrome fittings. Opaque window; downlights; extractor and wood effect flooring.







Outside: The lock block driveway provides off street parking for 2 cars in front of the double garage. The integral Double Garage houses the central heating boiler and benefits from light, power and an up and over door. It can be accessed from the hallway in the property. The front area of garden is laid to lawn with borders of established bushes. A wooden gate at the side gives access into the rear well maintained garden which is fully enclosed with fencing and brick wall making it ideal for young children and/or pets. Mostly laid to lawn with borders of stone chips. Area of patio provides a lovely spot for outdoor furniture, great for summer family entertaining. Wooden storage/tool shed at the side. Outdoor tap; power sockets and security lighting.



Do you want the best mortgage for you?

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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.