



17 Eigie Avenue, Balmedie,  
Aberdeen, AB23 8WG

Offers Over £205,000

**peterkins**



17 Eigie Avenue,  
Balmedie,  
Aberdeen,  
AB23 8WG

Offers Over £205,000

- Appealing Semi-Detached Dwellinghouse
- Living with “French” Doors to Rear Garden
- Dining Room with Garden Access
- Well-Equipped Kitchen
- Cloakroom
- Three Double Bedrooms
- Bathroom with an Over Bath Shower
- Insulated Loft
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Off-Street Parking

Viewing contact Peterkins  
(01224) 428100

#### Description:

We are delighted to offer for sale this appealing **three-bedroom semi-detached dwellinghouse** which enjoys a peaceful cul-de-sac position within the charming village of Balmedie. The house itself is well-presented throughout, offering the discerning purchasers to move in with the minimum of fuss. The spacious accommodation spans over two floors and comprises of: Welcoming hallway with staircase leading to the upper floor; cloakroom; living room with “French” doors leading out to the rear garden; dining room with rear garden access; well-equipped kitchen with appliances. Upper Floor: Three double bedrooms; bathroom with an over bath shower; access to the insulated loft. Outside there is an enclosed rear garden and off-street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale.

#### Location:

Balmedie is a thriving and expanding village to the north of Aberdeen, with its scenic beaches and country parks. The famous Trump International Golf Course attracts golfing professionals and tourists alike. Balmedie Country Park and Balmedie Beach are only a short distance away. The area is well served by local amenities including nursery, primary school, leisure centre and a variety of local shops. Balmedie lies 9 miles north of Aberdeen and is in easy reach of the airport and oil related companies at the Bridge of Don and Dyce. The AWPR is also located close by.

#### Directions:

From Aberdeen, proceed north along the A90 Aberdeen/Peterhead road. Just after the turn off to Blackdog, follow the slip road on the left signed “Balmedie”. At the roundabout take the first exit and continue through the underpass then at the next roundabout take the second exit onto Eigie Drive. Follow the road round and turn right onto Eigie Crescent then first left onto Eigie Avenue.

#### The accommodation comprises of:-

#### Hallway:

A part glazed composite exterior door gives access to the welcoming hallway; a carpeted staircase with handrail and balustrade leads to the upper floor; under stair storage cupboard; further cupboard housing the gas/electric meters and consumer unit; wall mounted central heating controls; modern radiator; ceiling light fitting; Polyflor EnCore Rigid loc flooring.

#### Cloakroom:

Modern cloakroom fitted with a white two-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit; frosted window to the front of the house; radiator; ceiling light fitting; Polyflor EnCore Rigid loc flooring.



**Living Room: 12'10 X 11'4 (3.92m x 3.46m) approx.**

Well-proportioned living room featuring "French" doors which lead out to the rear garden; radiator; smoke detector; ceiling cornice; ceiling light fitting; fitted carpet.

**Dining Room: 13'1 X 9'2 (3.99m x 2.79m) approx.**

This versatile room is currently being utilised as a dining room; window to the rear of the property; radiator; ceiling light fitting; Polyflor EnCore Rigid loc flooring; a glazed uPVC exterior door leads out to the rear garden.

**Kitchen: 11'4 X 8'5 (3.45m x 2.56m) approx.**

The well-equipped kitchen is fitted with a comprehensive range of base and wall mounted cabinets complimented by contrasting work surfaces; wine racks; under cabinet lighting; 1.5 x stainless steel sink and mixer tap; five ring gas hob with a glass splashback behind; stainless steel chimney style extractor hood; built-in double oven; fridge/freezer; integrated dishwasher and washing machine; two windows to the front of the house fitted with "Venetian" blinds; heat detector; two ceiling light fittings; Polyflor EnCore Rigid loc flooring.

**Upper Hallway:**

The upper hallway gives access to the remaining accommodation; built-in cupboard housing the central heating boiler; hatch to the loft; smoke and CO detectors; three branch ceiling light fitting; fitted carpet.

**Bedroom 1: 13'1 X 11'5 (4.00m x 3.47m) approx.**

Generous double bedroom with a pleasant rear garden aspect; double window; built-in wardrobes with sliding mirrored doors providing excellent hanging and storage facilities; radiator; pendant light fitting; fitted carpet.

**Bedroom 2: 12'10 X 9'2 (3.90m x 2.80m) approx.**

Light and airy double bedroom with a window to the rear of the property; built-in shelved storage cupboard; free standing wardrobes; radiator; pendant light fitting; newly fitted carpet.

**Bedroom 3: 9'4 X 9'1 (2.84m x 2.78m) approx.**

The third bedroom is positioned to the front of the house; window fitted with a "Perfect Fit" blind; wall to wall built-in wardrobes; radiator; pendant light fitting; fitted carpet.

**Bathroom:**

Attractive bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an electric shower and glass shower screen; aqua panels around bath; wall mounted mirrored medicine cabinet; chrome ladder style radiator; frosted window to the front of the property; pendant light fitting; vinyl floor tiles.

**Loft:**

The insulated loft is accessed from the upper hallway.







#### Outside:

The lovely rear garden is fully enclosed making it child/pet friendly and is partly laid to grass and granite chips with a boundary hedging/trees. There is also a wonderful, decked area ideal for outdoor entertaining. The deck area is accessed directly from both the living room and dining room. The deck includes led lighting, outdoor double socket, children's mud kitchen and a shade sail. In addition, there is a timber garden shed and a further fully insulated large shed (5.00m x 2.80m) with with Cat 8 data cable link directly to internal broadband router, power and light installed, which would make an ideal workshop, office or entertainment space. **Note:** The storage bunkers will be removed.

#### Parking:

There is off-street parking available to the side of the property as well as ample on street parking.

#### Other Information:

Ref: 40556/2

EPC: C

Council Tax: C

Tenure: Ownership



#### 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.

**peterkins**

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email [propcen@peterkins.com](mailto:propcen@peterkins.com)