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LAW PRACTICE

Daleview, 24A Main Street, Aberchirder, AB54 7SY
£160,000 offers over

Property summary

We are delighted to offer for sale this spacious 3-bedroom detached bungalow shop located in a quiet residential area of Aberchirder. The property comprises living room, dining kitchen, utility room, 3 bedrooms, shower room, large front and rear gardens, large driveway and single garage.

This property would make the ideal family home benefitting from spacious rooms and large and front gardens.

Aberchirder (known locally as "Foggieloan" or "Foggie") is a village in the Marnoch parish of north-west Aberdeenshire. Lying approximately 42 miles from Aberdeen and approximately 33 miles from Elgin. Local facilities include a local shop, post office, primary school, medical practice as well as a social club, and a community pavilion with sports facilities at McRobert Park. Regular bus services link to Aberchirder for access to wider transport links.

Viewing is recommended to appreciate all that this property has to offer.

EPC BAND - B

COUNCIL TAX BAND – D

Full details

Entry/Utility Room – (1.49m x 2.34m) (4.88ft x 7.68ft) approx.

Entry is gained via the front partially glazed opaque exterior door leading into the entry/utility room. There is a sink with drainer and two taps, base units with under counter space for whitegoods. Access to dining kitchen.

Dining Kitchen – (3.21m x 6.30m) (10.53ft x 20.67ft) approx.

Type: Detached Bungalow

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: Driveway, Off Road Parking, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: D

Front and Rear Gardens:

Detached Bungalow:

Air Source Heat Pump:

Partial Countryside Views:

The kitchen has ample base and wall units with under counter space for white goods and sink with a drainer and mixer tap, a small breakfast bar and a large space for dining table and chairs. Two large front windows overlook the front garden area and provide lots of natural light. Access to rear hall and lounge.

Lounge – (5.25m x 4.49m) (17.22ft x 14.73ft) approx.

This spacious and bright room has a large rear window that overlooks the rear garden area and provides natural light. Large fireplace is the focal point of the room. Access to rear hall.

Rear Hall – The rear hall provides access to the lounge, dining kitchen, wet room, all three bedrooms, two storage cupboards (one housing the electrics), the loft and the rear porch. The porch is reached through a glazed internal door and opens onto the rear garden via a partially glazed external door.

Bedroom 3 – (2.48m x 3.41m) (8.14ft x 11.19ft) approx.

Rear facing window overlooks rear garden with partial countryside views. Built-in double sliding wardrobes with shelving and rails provides storage.

Wet Room – (1.65m x 3.20m) (5.41ft x 10.43ft) approx.

The wet room comprises a WC, wash-hand basin with mixer tap and mirror above, and a large open shower area. An opaque front-facing window provides natural light. A curtained alcove houses the Vaillant air-source hot-water tank, while the heat-pump unit is located externally.

Bedroom 1 – (4.06m x 3.20m) (13.32ft x 10.49ft) approx.

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Council Tax Band: D

Front and Rear Gardens:

Detached Bungalow:

Air Source Heat Pump:

Partial Countryside Views:

Front facing window overlooks the front garden/driveway. Built-in double mirror sliding wardrobe with railing and shelves provide ample storage.

Bedroom 2 – (3.47m x 3.40m) (11.38ft x 11.15ft) approx.

Rear facing window overlooks rear garden and offers partial countryside views. Built-in double sliding wardrobes with shelving and rails provides storage.

Garage – (4.53m x 5.64m) (14.86ft x 18.50ft) approx.

Partially glazed side door provides access from the side garden/driveway. Metal door provides vehicular access. The garage benefits from an outdoor tap as well as power and light.

Outside – Good-sized front and rear gardens, predominantly laid with chip stones and complemented by slabbed pathways and flower beds. Steps with handrails on either side lead from the front entrance to the pathway and front garden area. The pathways continue around both sides of the property, providing access to the rear garden. Access can also be gained from the rear porch via the external door, with steps and handrails leading down to the rear garden. The rear garden is mainly laid with chip stones, flower beds and shrubs.

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Outside Space: Front Garden, Rear Garden

Council Tax Band: D

Front and Rear Gardens:

Detached Bungalow:

Air Source Heat Pump:

Partial Countryside Views:





































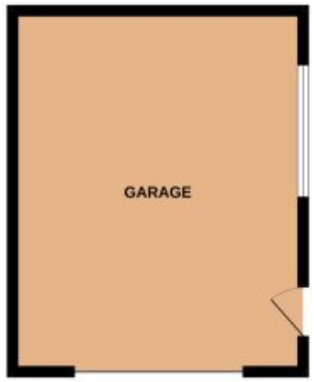




GROUND FLOOR



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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