

# 12 Baillie Crescent

ALFORD, ABERDEENSHIRE, AB33 8EZ



*Spacious Immaculate 4-bedroom 3 bathroom family home in a desirable village location nestled in rural Aberdeenshire close to all amenities*



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12 Baillie Crescent was recently constructed approximately 4 years ago by the renowned developer Stewart Milne Homes to the exceptional Dukeswood specification. This impressive 4-bedroom family home boasts spacious accommodation spanning two floors. The property is well presented in walk-in condition and situated in a popular area close to all amenities and transport links and the property is decorated in a fresh neutral tone with double-glazed windows and gas central heating.

A fantastic opportunity for a professional couple or a young family with room to grow. Early viewing is an absolute must and is highly recommended, you will not be disappointed.

## THE LOUNGE

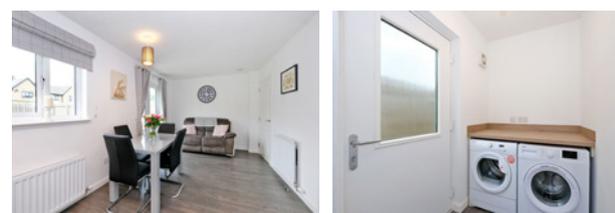


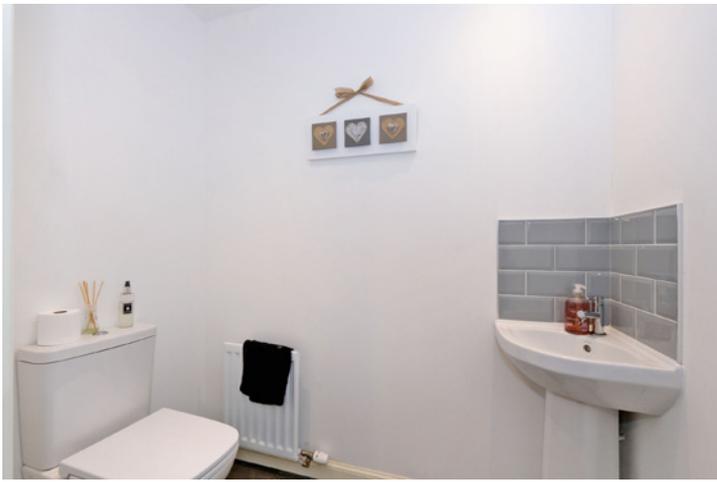
The property is over two floors. The ground floor includes the hallway leading to all other accommodations with access to the integrated garage and WC. A spacious lounge to the front of the property is flooded with natural light from a large picture window.

# THE KITCHEN/DINER & UTILITY



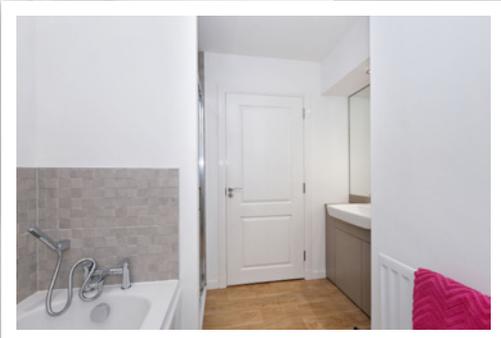
The kitchen/diner is open plan with the dining area, and the stylish kitchen has multiple base and wall-mounted units with contrasting worktops and quality integrated appliances. Access to the rear garden is through the French doors. A utility room completes the ground floor accommodation.





On the first floor, you have a centrally located family bathroom with a separate shower cubical, a master bedroom with a double sliding wardrobe and en-suite shower room, a second bedroom with an en-suite shower room, and a single wardrobe. There are two further double bedrooms completing the accommodation. In addition, there are ample storage cupboards on both floors.

# THE BATHROOM



# BEDROOM 1



a master bedroom with a double sliding wardrobe and en-suite shower room



# BEDROOM 2



# BEDROOMS 3 & 4



To the front of the property, a decorative loc bloc drive allows off-street parking for at least three vehicles. The front garden is laid to lawn with a young boundary hedge and sporadic planting of potted seasonal flowers. The extensive private rear garden is bordered by a high brick wall and wooden fence, laid mostly to lawn with some mature shrubs and seasonal flowers.

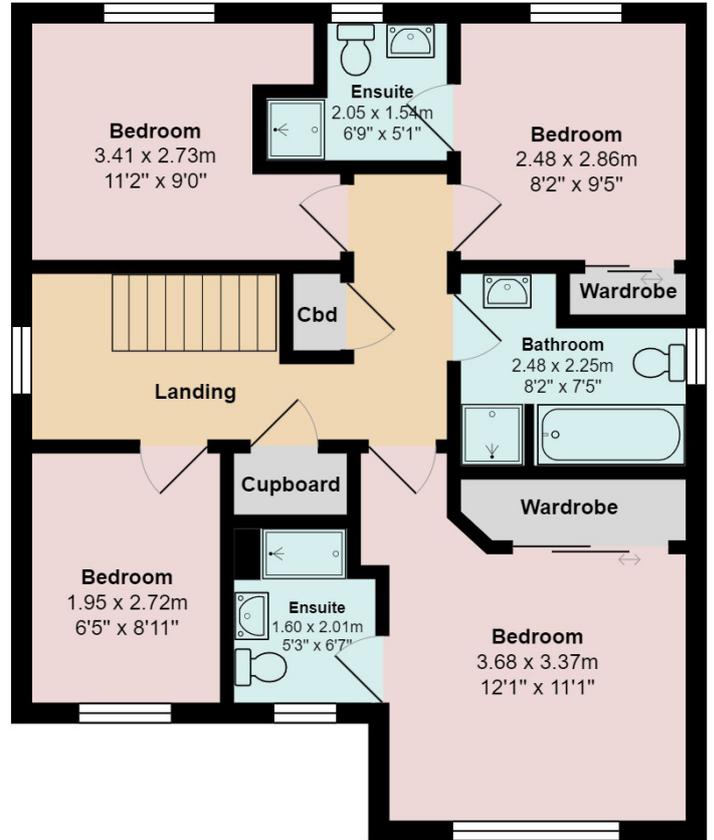
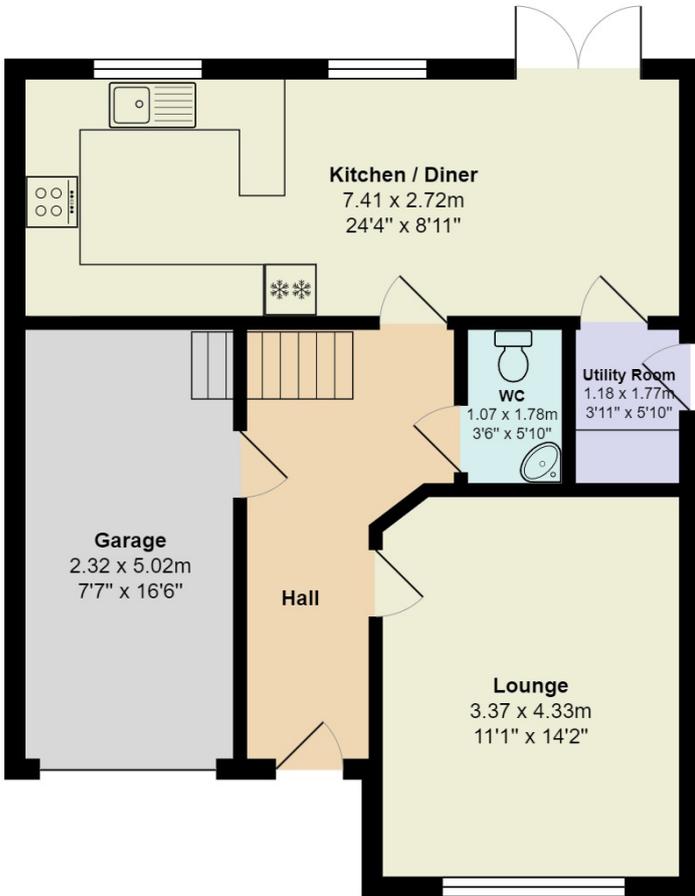
A large patio area from the dining room with a hot tub is perfect for some Alfresco dining, entertaining, and enjoying the sun. The rear garden is gated and provides a secure play area for children and pets alike.

Note: The recently purchased hot tub is by separate negotiation.

# EXTERNALS



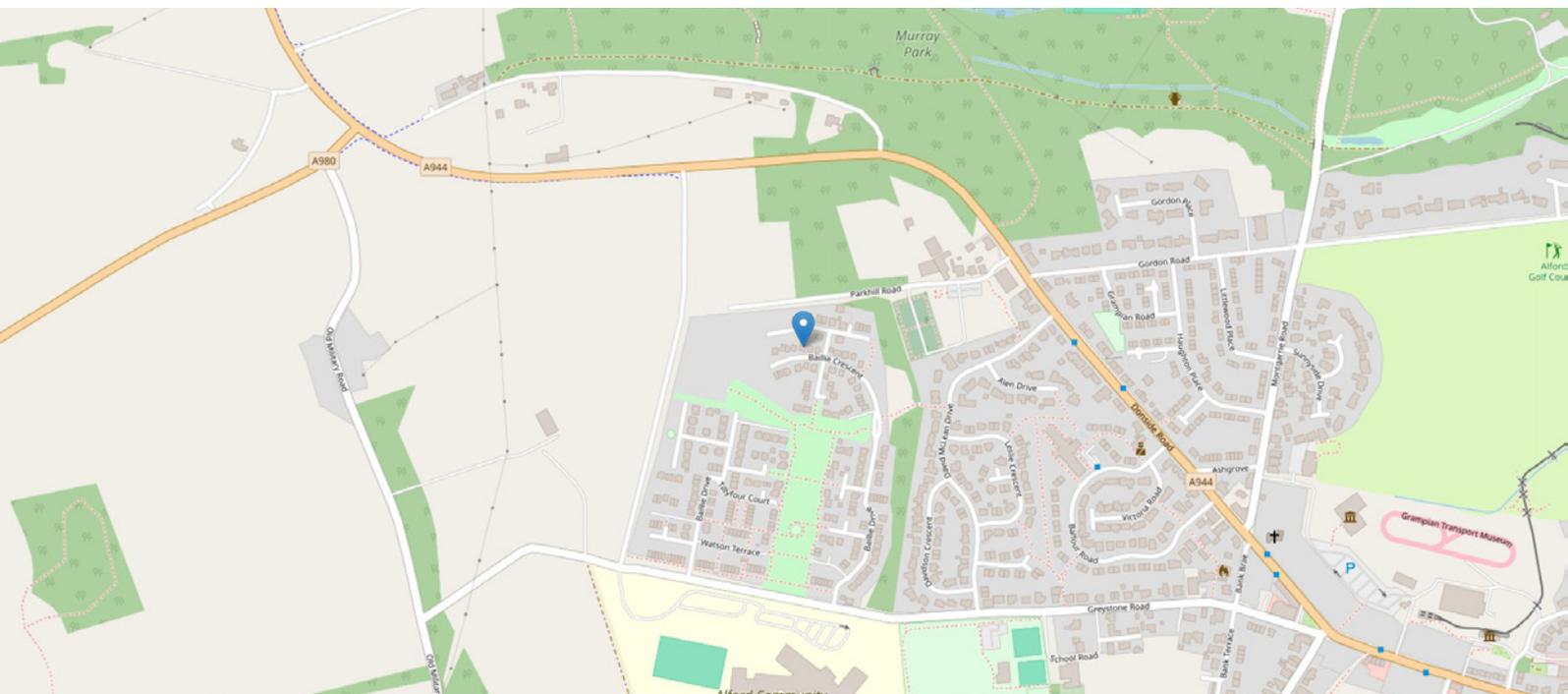
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup> | EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale unless otherwise specified.



# THE LOCATION

Alford is a thriving village, enjoying a host of excellent amenities and specialist shops, happily nestled in rural Aberdeenshire with a peaceful and tranquil feel to it. Skirted by the beautiful River Don and surrounded by the hills of Bennachie and Coreen the area is a wonderful place to relax from the hustle and bustle of everyday life.





The community campus minutes from the property provides a nursery, primary school, and secondary schooling. There is also a swimming pool and community library on the campus. Two museums, a narrow-gauge railway, The Haughton Country Park with plentiful walks, a historic battlefield, a golf course, and a fantastic caravan and camping site. Alford Ski Center has a dry ski slope with public skiing and snowboarding sessions all year round. During the winter months, skiing at Glenshee and the Lecht are within easy reach. Alford is a popular village within easy commuting distance of Westhill, Inverurie, Dyce, and Aberdeen, and it enjoys a host of excellent facilities and amenities. Additional recreation activities include a golf course and the dry ski slope.

Aberdeen city centre is twenty-five miles to the east of the property and is easily commutable and well-served by regular local transport. The city offers excellent bus and rail service with national and international flights being provided from Dyce Airport. The main East Coast Rail Network runs from Aberdeen supplying a link to the central belt the south and beyond.



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