

7 Burnside Way

BALMEDIE, ABERDEEN, ABERDEENSHIRE, AB23 8XW



Detached bungalow, spacious four/five bedrooms in a cul-de-sac location



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Number 7 Burnside Way is a substantial four potential five-bedroom detached bungalow, in the popular picturesque village of Balmedie located in a sought-after residential cul-de-sac which is a short walk from all the local amenities and the beach. The previous owners during their tenure have maintained the property to an exceptional standard which is evident throughout the property, which is presented to the market in a fantastic walk-in condition.

The property benefits from the modern comforts of gas central heating, and double glazing with fresh neutral décor throughout, making it the ideal purchase for the growing or extended family. This is a fantastic opportunity to purchase an ideally located family home and early viewing is highly recommended to appreciate the location and size of this property fully.

THE LOUNGE



Accommodation comprises a vestibule giving access to the welcoming hallway which boasts three storage cupboards. The impressive lounge has space for a range of free-standing furniture and features a large picture window overlooking the front with a bespoke fireplace adding that touch of grandeur, the lounge is open plan to the formal dining area which in turn allows access to the dining kitchen and the family room with patio doors leading to the conservatory and rear garden.



THE KITCHEN



The spacious dining kitchen has ample base and wall-mounted units and space for dining furniture. From the kitchen is the utility room which boasts a storage cupboard and gives access to the rear.



Located to the rear is the family room which could be utilised as a fifth bedroom and the thoughtfully designed conservatory on two levels with French doors leading to the rear garden. The spacious master bedroom boasts a fitted wardrobe and an en-suite shower room.

THE CONSERVATORY



There are a further three spacious double bedrooms, all of which benefit from built-in wardrobes. The elegant family bathroom is fitted with a white three-piece suite which includes a roll-top slipper bath.

In addition, there are ample storage cupboards throughout the property with a loft accessible by a pull-down ladder which has been floored.

THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



THE BATHROOM



THE ATTIC



The front garden has an area laid to lawn with borders stocked with mature trees, plants, shrubs, and seasonal flowers. A driveway provides off-street car parking and leads to the single garage. There is a second driveway to the side of the property allowing additional off-street parking. The rear garden is mainly laid with decorative stone chips and AstroTurf, with the patio area from the conservatory leading to the hot tub, a perfect spot for al-fresco dining and entertaining.

Stairs lead down to an area of stone chippings and a door gives access to the cellar.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



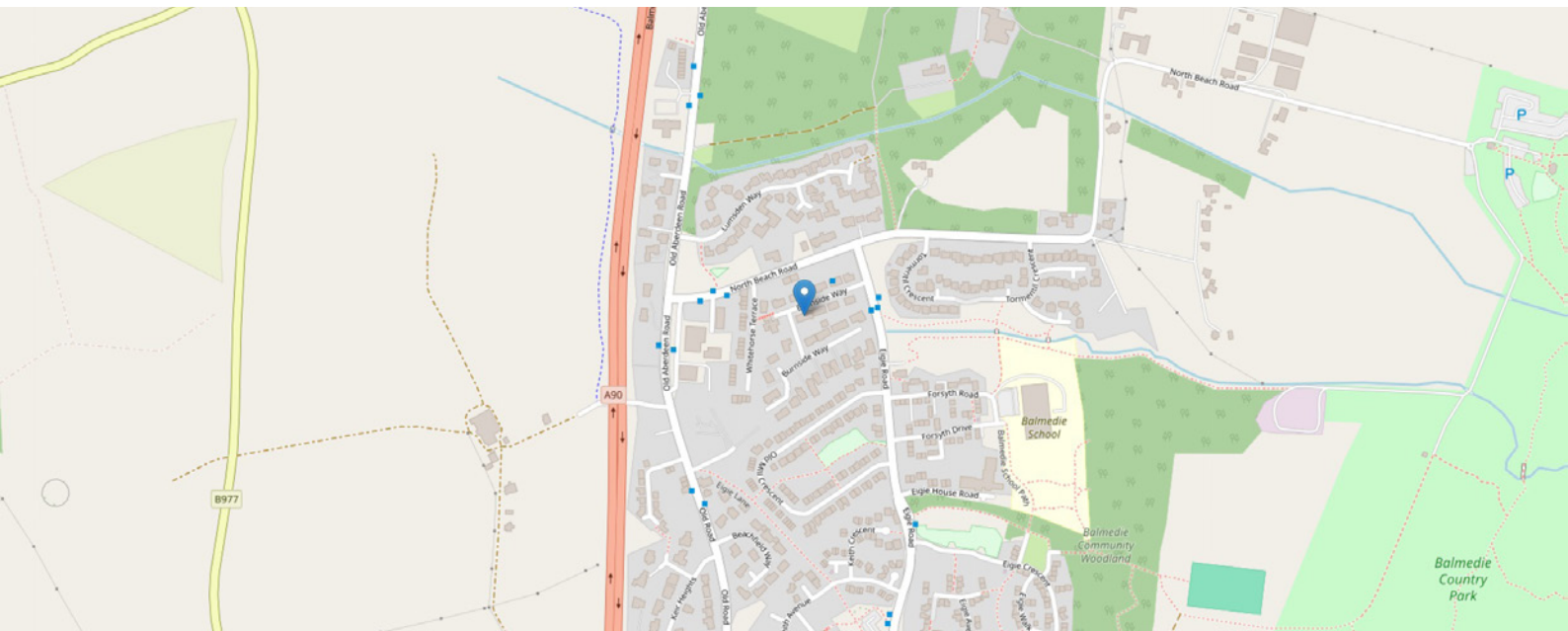
Approximate Dimensions (Taken from the widest point)

Lounge	5.97m (19'7") x 4.67m (15'4")
Dining Room	4.22m (13'10") x 3.55m (11'8")
Conservatory	4.82m (15'10") x 4.11m (13'6")
Family Room	4.10m (13'5") x 2.84m (9'4")
Kitchen	4.32m (14'2") x 4.22m (13'10")
Utility	2.40m (7'11") x 2.18m (7'2")
Bathroom	3.12m (10'3") x 1.70m (5'7")
Master Bedroom	5.05m (16'7") x 3.12m (10'3")
En-suite	2.40m (7'11") x 1.55m (5'1")

Bedroom 2	4.55m (14'11") x 2.90m (9'6")
Bedroom 3	3.45m (11'4") x 3.12m (10'3")
Bedroom 4	3.45m (11'4") x 3.12m (10'3")

Gross internal floor area (m²): 185m²
EPC Rating: D

Extras: The property is to be sold inclusive of all floor coverings, curtains, blinds, light shades, and some light fittings, together with the kitchen white goods and the hot tub in the garden.



THE LOCATION

Situated in the popular Aberdeen suburb of Balmedie this fantastic 4-bedroom detached bungalow is located in a desirable and popular residential location. Balmedie is a quiet peaceful village with a strong sense of community spirit with a wide range of facilities available, including preschool and primary schooling, a variety of local shops including a small supermarket, post office, and pharmacy along with a sports centre hotel, bars, and a restaurant.





Balmedie is renowned for its scenic beach and country park providing amenities within the dunes for visitors, including parking, toilets, and wooden walkways across the sands and streams, with picnic and barbecue areas. The park is often used by horse riders as a starting and finishing point for beach rides with room to park a horsebox or trailer. The beach and dunes stretch for a distance of 14 miles to the north.

The city centre of Aberdeen is approximately 9 miles to the south of the property and is easily commutable. Balmedie is 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 Aberdeen Western Peripheral Route (bypass) is now fully open making commuting times north or south of the city a lot easier, especially to the airport at Dyce.




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