



1 Waterside Gardens, Forbes

Alford

In Excess of £298,000

Enhanced with AI by STREET

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Forbes, Alford

RARE OPPORTUNITY !! 4 BED DETACHED BUNGALOW SET IN 3/4 AND PART OF AN EXCLUSIVE DEVELOPMENT.

Council Tax band: F

Tenure: Freehold

- DETACHED 4 BEDROOMED BUNGALOW.
- PART OF AN EXCLUSIVE AND VERY PRIVATE DEVELOPMENT.
- SET WITHIN APPROXIMATELY 3/4 OF AN ACRE.
- EASY WALKING DISTANCE TO ALFORD VILLAGE.







Vestibule

4' 5" x 4' 1" (1.35m x 1.25m)

Frosted glazed door gives access to the main hallway, the fitted cupboard is perfect for all of your outerwear.

Hallway

A bright and spacious L shaped hallway with two further useful storage cupboards and wooden style flooring.

Lounge

19' 2" x 11' 11" (5.85m x 3.64m)

A very generous formal lounge that is on open plan with the dining room, so perfect when entertaining family and friends. The dual aspect makes the room bright and airy and there is ample space for large soft seating. The modern wood burning stove is set on a circular glass hearth and is a very attractive feature in the room. The wooden flooring continues.

Dining Room

13' 7" x 9' 1" (4.14m x 2.78m)

The dining room is open plan to the lounge and has a large window to the side and plenty of space for a good sized table and chairs for formal dining. There is a shelved fitted store ideal for all you crockery and the flooring continues.



Kitchen/Diner

17' 9" x 9' 9" (5.42m x 2.96m)

Another very bright space with large window and sliding doors offering super views of the garden. The kitchen is fitted with a range of wall and base units in natural oak with contrasting work surfaces and splash back tiling. Integrated appliances include an eye level oven, combi microwave, ceramic hob, stainless steel chimney style hood and dishwasher. Plenty of space for an everyday dining table and chairs.

Utility Room

9' 9" x 5' 2" (2.97m x 1.58m)

A spacious utility off the kitchen fitted with a stainless steel sink, storage units, space for a washing machine, tumble dryer and fridge freezer. Access to the rear garden and the flooring continues.

REAR GARDEN

To the rear of the property is an extremely large and very private garden, laid mainly to lawn and bordered with a mix of timber fencing and hedging. It is enhanced with mature trees and shrubs, with the patio area getting all day sun and offering the perfect spot for garden seating or alfresco dining. There is a large poly tunnel for the grow your own enthusiast and ample space for a vegetable plot if required.

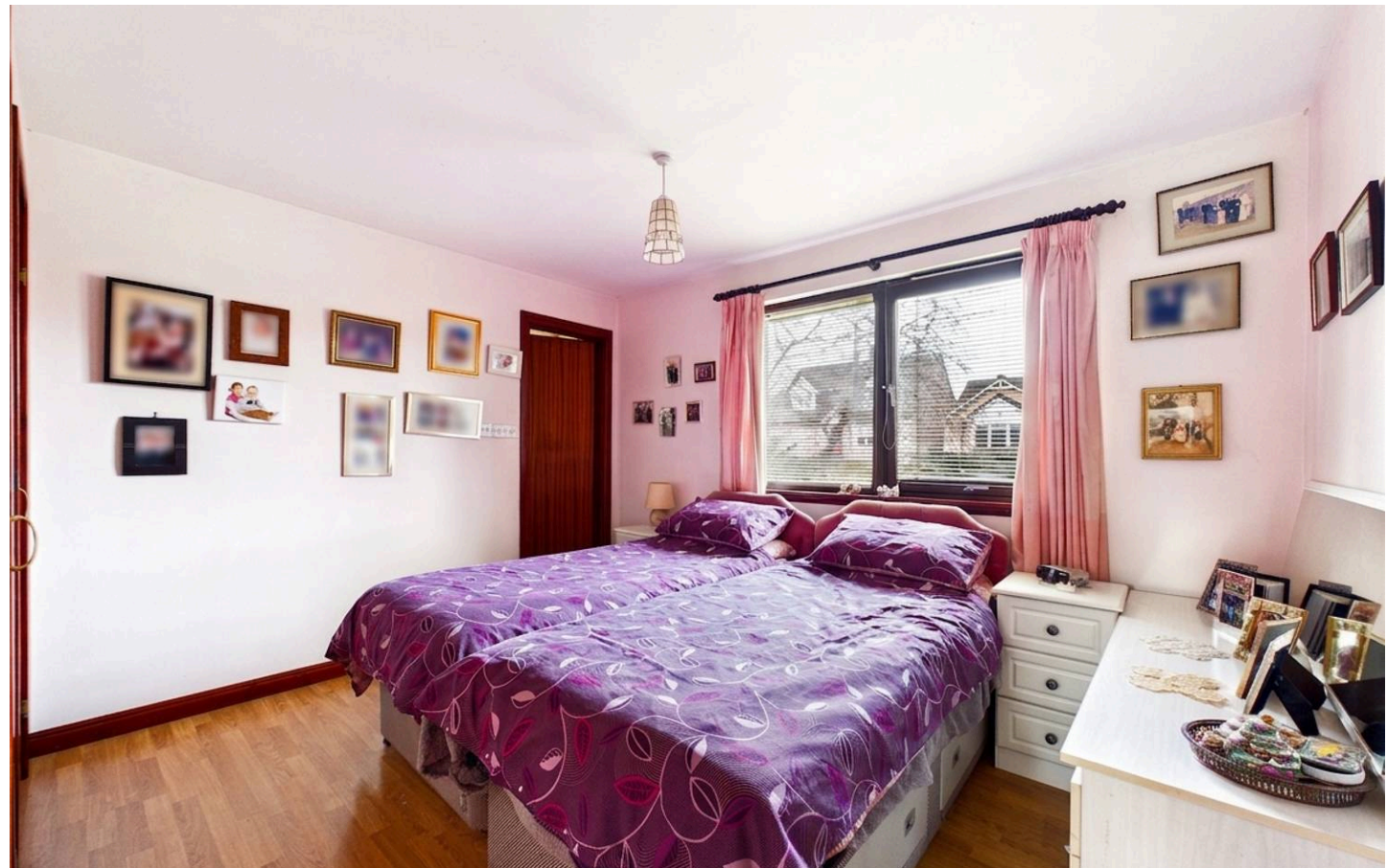
FRONT GARDEN

To the front is a very private, fully enclosed garden that is laid with mature lawn and bordered with a mix of pretty stone dykes and pruned hedging.

DRIVEWAY

6 Parking Spaces

Tarmac driveway which can provide ample vehicle parking, including caravan or motorhome if required.





Approximate total area⁽¹⁾
137.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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