



**McEwan Fraser Legal**

Solicitors & Estate Agents

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21 Baillie Crescent

ALFORD, ABERDEENSHIRE, AB33 8EZ



ALFORD

ABERDEENSHIRE

Alford is a small country town 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.

Two museums, a narrow-gauge railway, and a huge country park area with plentiful walks, a historic battlefield, a golf course and a fantastic caravan and camping site. There is even a dry ski slope at Alford Ski Centre with public skiing and snowboarding sessions all year round.

Aberdeen city centre is twenty-five miles to the east of the property and is easily commutable and 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 main East Coast Rail Network runs from Aberdeen supplying a link to central belt the south and beyond.

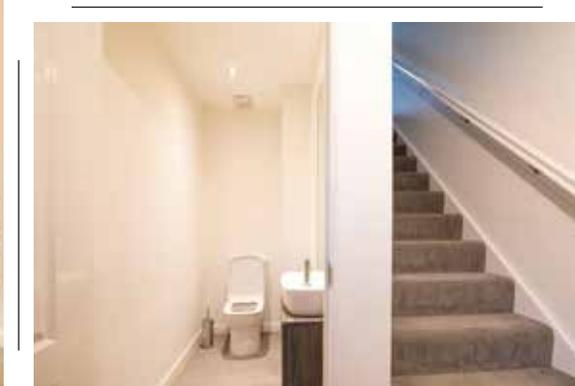
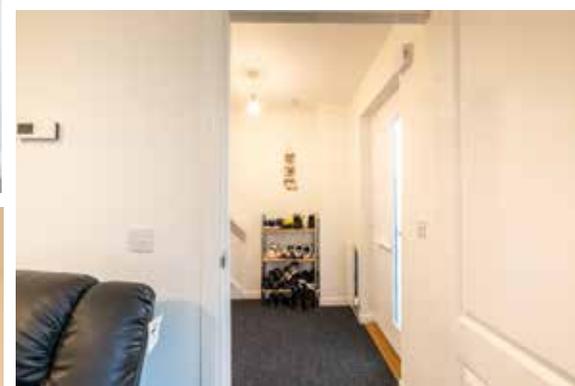
21 BAILLIE CRESCENT

ALFORD, ABERDEENSHIRE

21 Baillie Crescent is an immaculate three-bedroom semi-detached dwelling. The property is well presented in walk-in condition and situated in a popular area close to all amenities and transport links. Offering sizeable living accommodation over two levels, the property is decorated in a fresh neutral tone with double glazed windows and gas central heating. A fantastic opportunity for the first-time buyer, a young family, or as a buy-to-let investment.

The property is over two floors. The ground floor includes the hallway leading to all other accommodation plus WC. A spacious lounge leading to a large functional kitchen/diner with patio door access to the rear garden. The fresh modern kitchen has a gas hob with ample units and worktops, plus a large utility cupboard under stairs. On the first floor, you have three bedrooms (two double and one single). There is an en-suite associated with the main bedroom; the second bedroom has a built-in wardrobe plus a family bathroom. There is good storage throughout the property.

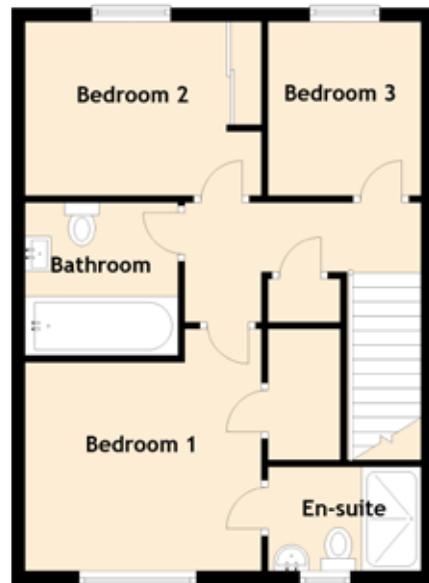
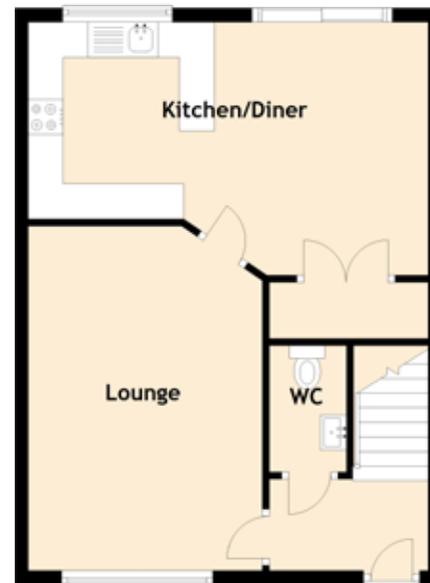
The property further benefits from gas central heating and double glazing throughout plus large enclosed rear garden laid to turf. The front garden has been converted to parking for four cars. Viewing is recommended to fully appreciate the quality and value of this beautiful modern family home.





SPECIFICATIONS

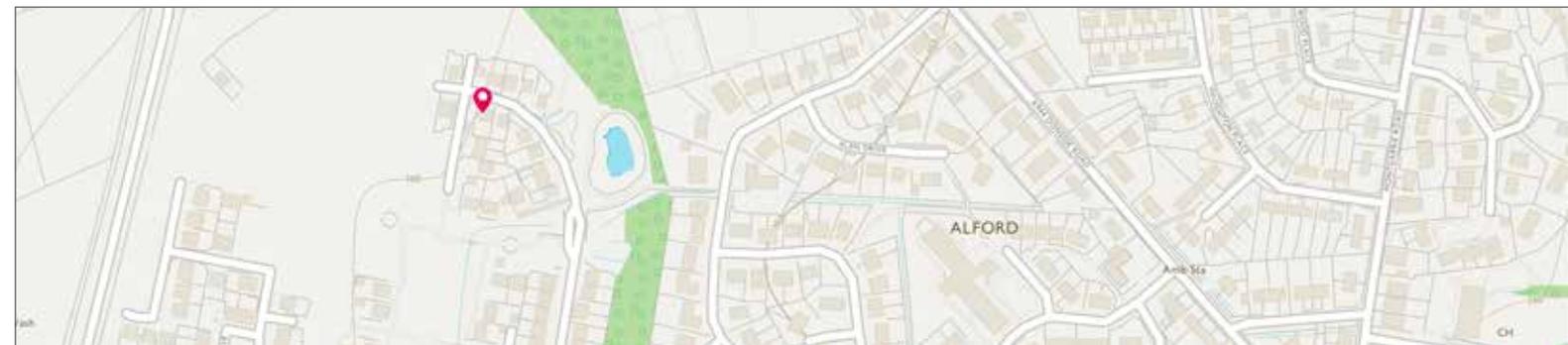
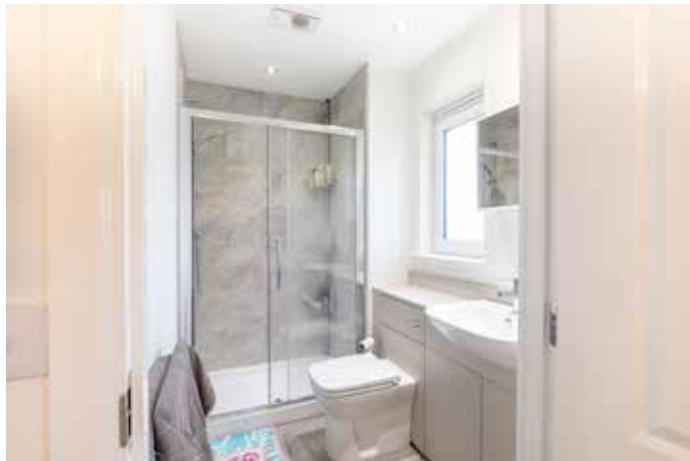
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.70m (18'8") x 3.60m (11'10")
Lounge	4.90m (16'1") x 3.30m (10'10")
WC	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
En-suite	2.20m (7'3") x 1.50m (4'11")
Bedroom 2	3.40m (11'2") x 2.50m (8'2")
Bedroom 3	2.50m (8'2") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 2.20m (7'3")

Gross internal floor area (m²): 90m²
EPC Rating: D






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