

# 3 Chapelwell Place

BALMEDIE, ABERDEEN, AB23 8HU



*Located on a peaceful corner plot, a four-bedroom detached family home*



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Situated in a recent development completed by the renowned Stewart Milne developments in the popular picturesque village of Balmedie and located a short walk from all the local amenities and the beach. Number 3 Chapelwell Place is a substantial dwelling offering spacious living accommodation over two floors. The property is presented to the market in a walk-in condition and further benefits from generous room sizes, double glazing and gas central heating throughout. This is a fantastic opportunity to purchase an ideally located family home and early viewing is highly recommended to fully appreciate the location and size of this property.

# THE LOUNGE



The lounge is large and spacious with a bay window to the front and Georgian style glazed doors that lead through to a formal dining room/family room.

# THE DINING ROOM





# THE KITCHEN/DINER



The kitchen dining kitchen has loads of room with an excellent range of base and wall units with contrasting worktops, with space for a dining room table and chairs, and there is access to the rear garden via french doors. Completing the ground floor there is the guest WC and utility room which has access to the integral double garage and the rear garden.







A carpeted stairway with a wooden balustrade leads to the first floor and the master bedroom has fitted wardrobes and an en suite shower room cubicle. There are three further double bedrooms, two of which have fitted wardrobes and a large family bathroom with a separate shower cubical which completes the accommodation.

In addition, there are ample storage cupboards on both floors with a loft accessible by a pull-down ladder.

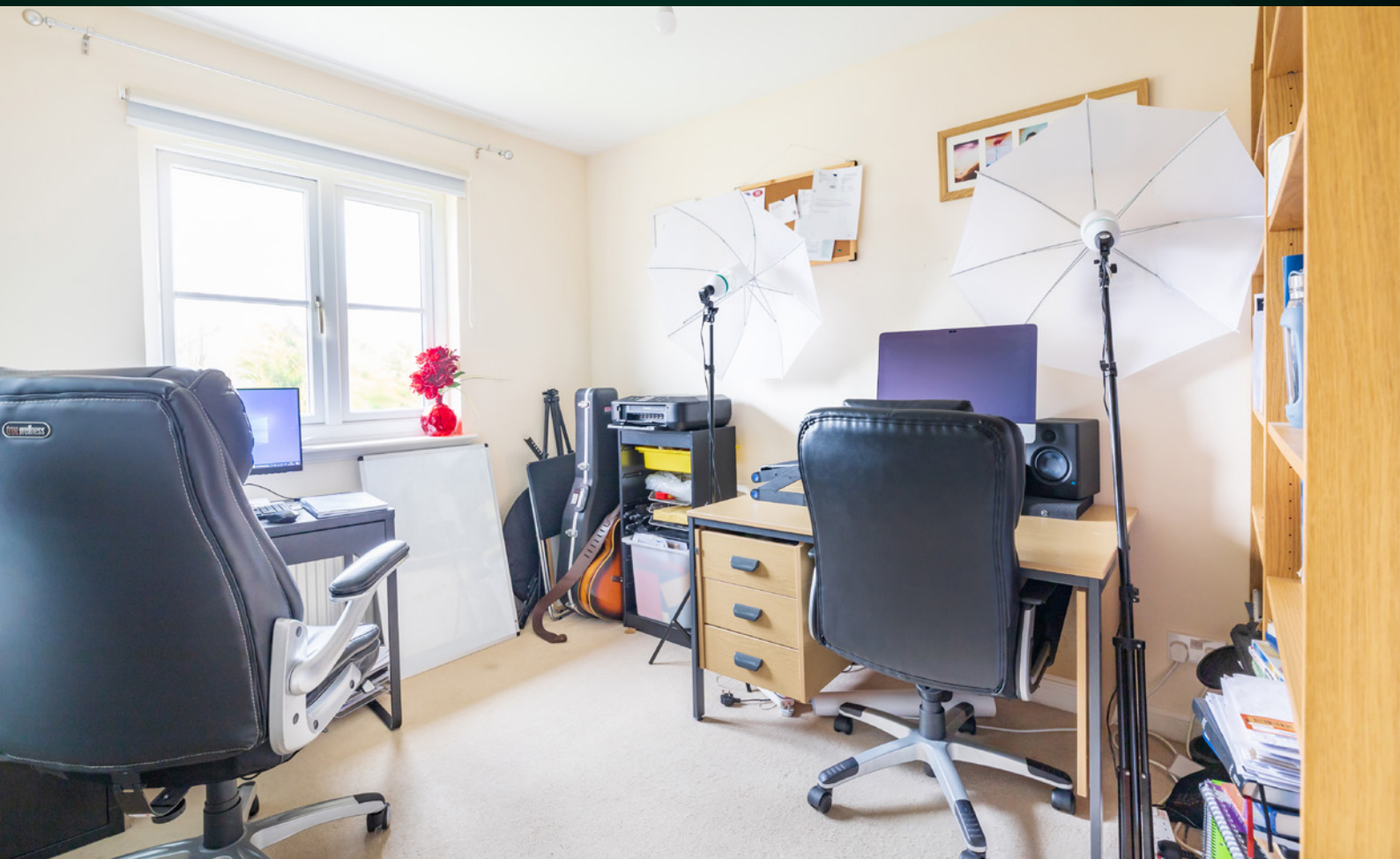
## BEDROOM 1







# BEDROOM 2

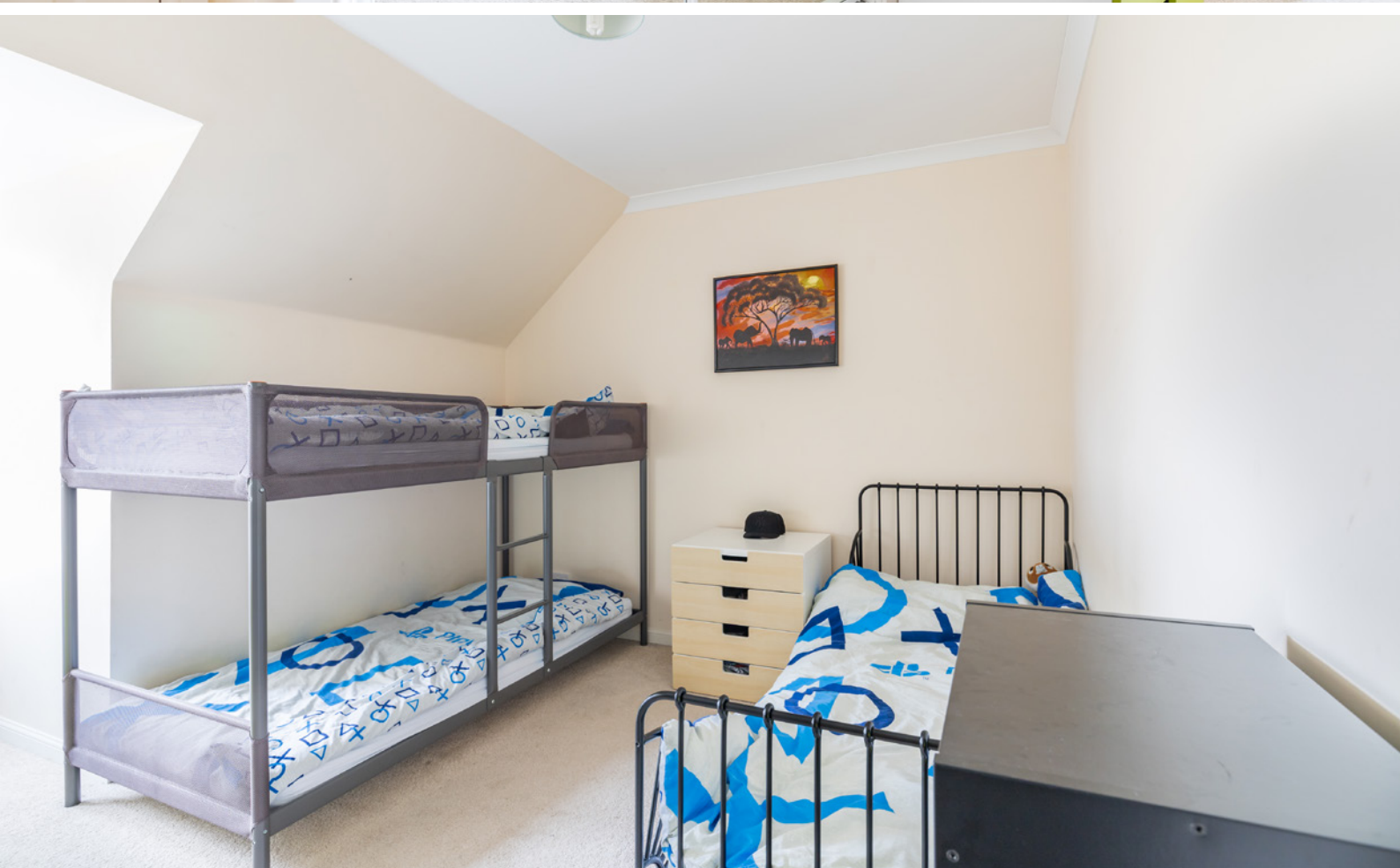


# BEDROOM 3





# BEDROOM 4





# THE BATHROOM





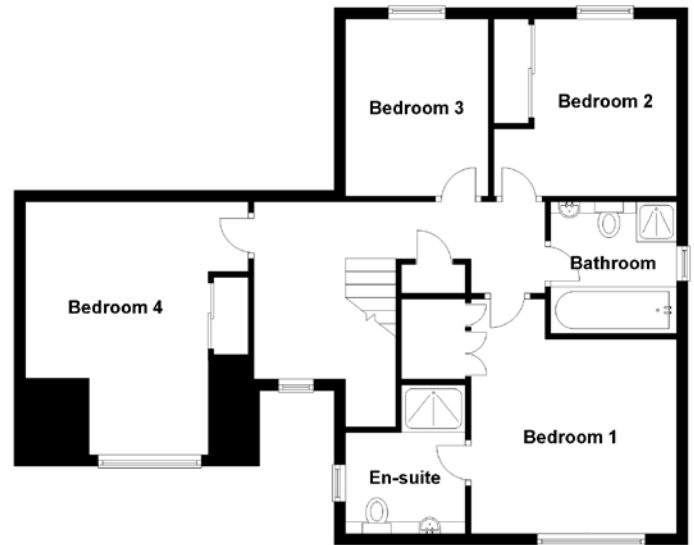
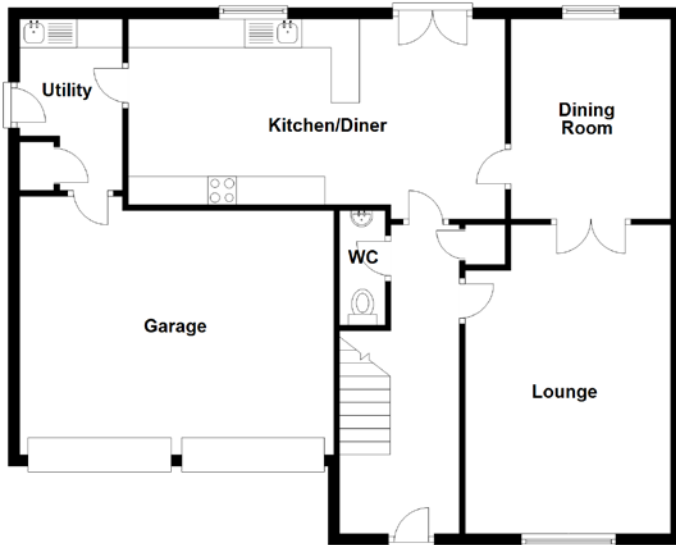
To the front of the property, there is a small boundary wall and the front garden is laid to lawn with borders containing various shrubs, plants and seasonal flowers. The loc-bloc drive immediately in front of the double garage allows parking for at least two cars. There are extensive gardens to the side and rear which are enclosed by a wall on one side with fencing on all other sides. Various hedging and fencing make this area well-screened, which is particularly appealing for families with children and pets and is laid to lawn with an abundance of mature trees shrubs and plants. It also incorporates a small summer house which will remain.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.60m (11'10")
Dining Room	3.50m (11'6") x 2.80m (9'2")
Kitchen/Diner	6.60m (21'8") x 3.50m (11'6")
Utility	3.00m (9'10") x 1.80m (5'11")
WC	2.00m (6'7") x 0.80m (2'7")
Bedroom 1	4.10m (13'5") x 3.60m (11'10")
En-suite	2.60m (8'6") x 2.10m (6'11")

Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.50m (8'2")
Bedroom 4	4.20m (13'9") x 4.00m (13'1")
Bathroom	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 137m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, light fittings, curtains and blinds.





# THE LOCATION

Situated in the popular Aberdeen suburb of Balmedie this fantastic 4 bedroom detached property is located in a desirable and popular residential location. Balmedie is a quiet peaceful village with a strong sense of community spirit and there is a wide range of facilities available, including pre-school and primary schooling, a variety of local shops including a small supermarket, post office and pharmacy along with 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 sand 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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**Part Exchange Available**



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