

27 Hallforest Avenue

KINTORE, INVERURIE, ABERDEENSHIRE, AB51 0TF



Spacious immaculate detached four-bedroom dwelling, located to the north of Aberdeen and easily commutable to all areas of the city



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Situated in a popular residential area and located a short distance from all the local amenities number 27 Hallforest Avenue is a substantial dwelling offering spacious living accommodation over two floors. This exceptional property has been maintained to the highest specifications and provides superb modern-day family living and boasts many appealing features: fantastic decor, superior stylish fittings, and furnishings including the use of quality materials.

The property further benefits from full double glazing and gas central heating. Presented to the market in a fantastic walk-in condition and would suit the young family or professional couple. Early viewing is highly recommended to fully appreciate this immaculate property.

THE LOUNGE



The hallway provides access to all accommodations. The spacious bright lounge with a large picture window to the front of the property is flooded with natural light.

THE KITCHEN/DINER & UTILITY ROOM



The dining kitchen has multiple base and wall-mounted units with some integrated and stand-alone appliances, allowing access to the utility room which in turn leads to the rear garden and integrated garage.

A formal dining room with patio doors to the rear garden and a guest WC completes the ground floor.



THE DINING ROOM





A carpeted staircase with a wooden balustrade leads to the first-floor landing: The spacious master bedroom has an en-suite shower room with two fitted wardrobes. There are three further double bedrooms all of which have fitted wardrobes. The centrally situated family bathroom has been fitted with a modern three-piece suite with a shower over the bath and completes this immaculate accommodation.

THE BATHROOM



BEDROOM 1



The spacious master bedroom has an en-suite shower room with two fitted wardrobes



BEDROOM 2



BEDROOM 3



BEDROOM 4

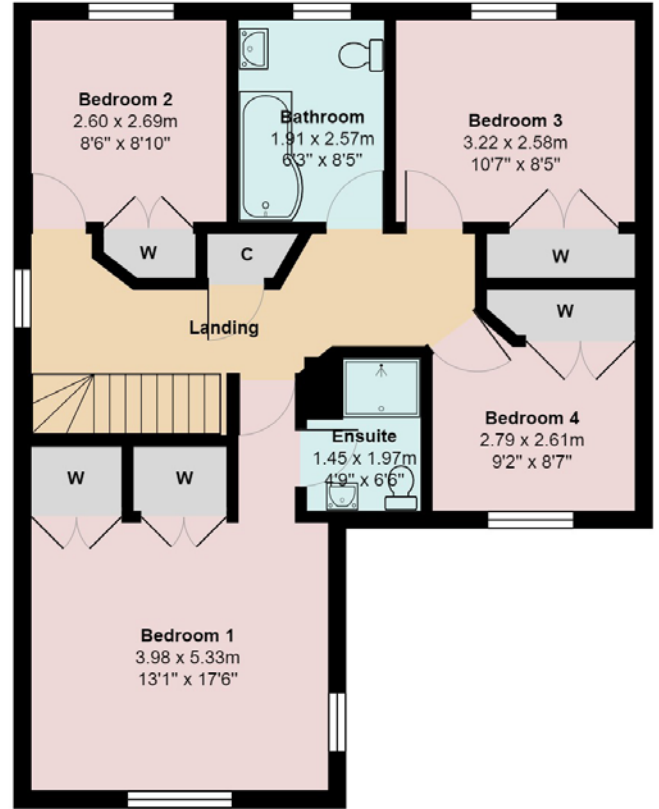
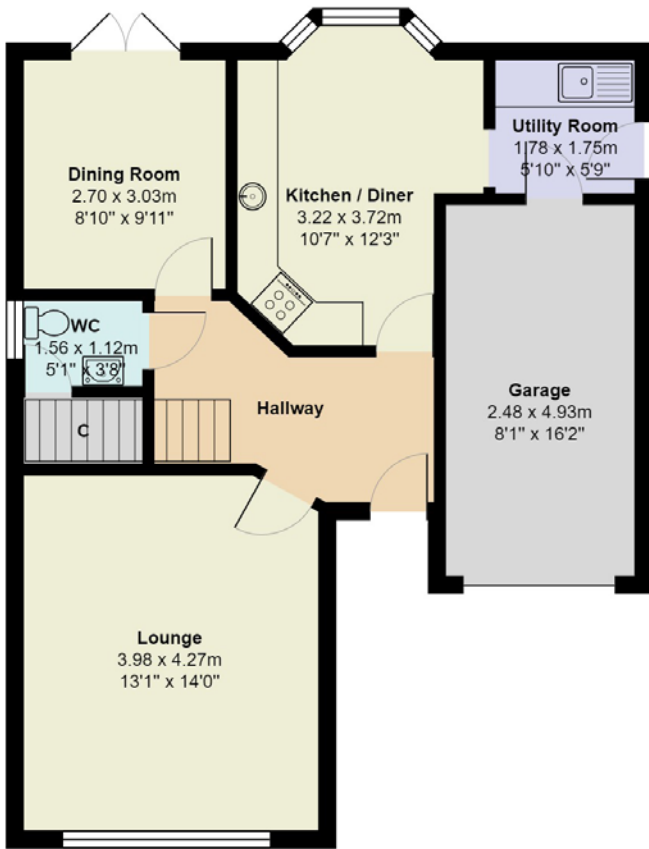


Off-street parking is provided on the driveway in front of the integrated garage which has power and light. The front garden is laid mostly to lawn with borders containing a scattering of shrubs and seasonal flowers. The rear garden which has been fenced on all sides is laid mostly to lawn with mature shrubs plants and seasonal flowers a safe and secure environment for children and pets alike, a decorative stone patio area is ideal for some al-fresco dining, outdoor entertaining, and enjoying the sun.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 115m² | EPC Rating: C

Extras: The property will be sold inclusive of all fitted floor coverings, blinds, light fittings, and integrated kitchen appliances.



THE LOCATION

Kintore is a thriving village located to the north of Aberdeen and is particularly popular with families, within proximity and an easy commute to the new industrial units at Westhill and Kingswells together with direct access to the main A96. There is also the recently opened Kintore Railway Station which allows easy commuting to the City of Aberdeen and Dyce.





There is a wide range of local amenities including shops, a post office, a library, and a hotel. There is an excellent primary school whilst secondary education is catered for at nearby Kemnay or Inverurie.

The bustling market town of Inverurie can be found two miles to the west where a further choice of pre and primary schooling and higher education can be found along with a multitude of other amenities including several banking options, major NHS health centres, local shops, post office, major supermarkets, restaurants, cafés, tearooms, delicatessens, hotels, and pubs.

Sporting and recreational attractions are available in the area including Golf Courses at Kintore, Inverurie Kemnay, and Newmachar where there are two courses, one of championship standard, salmon and sea trout fishing is available on the River Don and there is also the opportunity to enjoy lovely hill and forest walks. The location is also extremely convenient for the Airport at Dyce where National and international flights are provided.




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