

# 3 Oldmill Crescent

BALMEDIE, ABERDEEN, AB23 8WB



*Spacious three-bedroom semi-detached dwelling in a popular residential location, close to all amenities*



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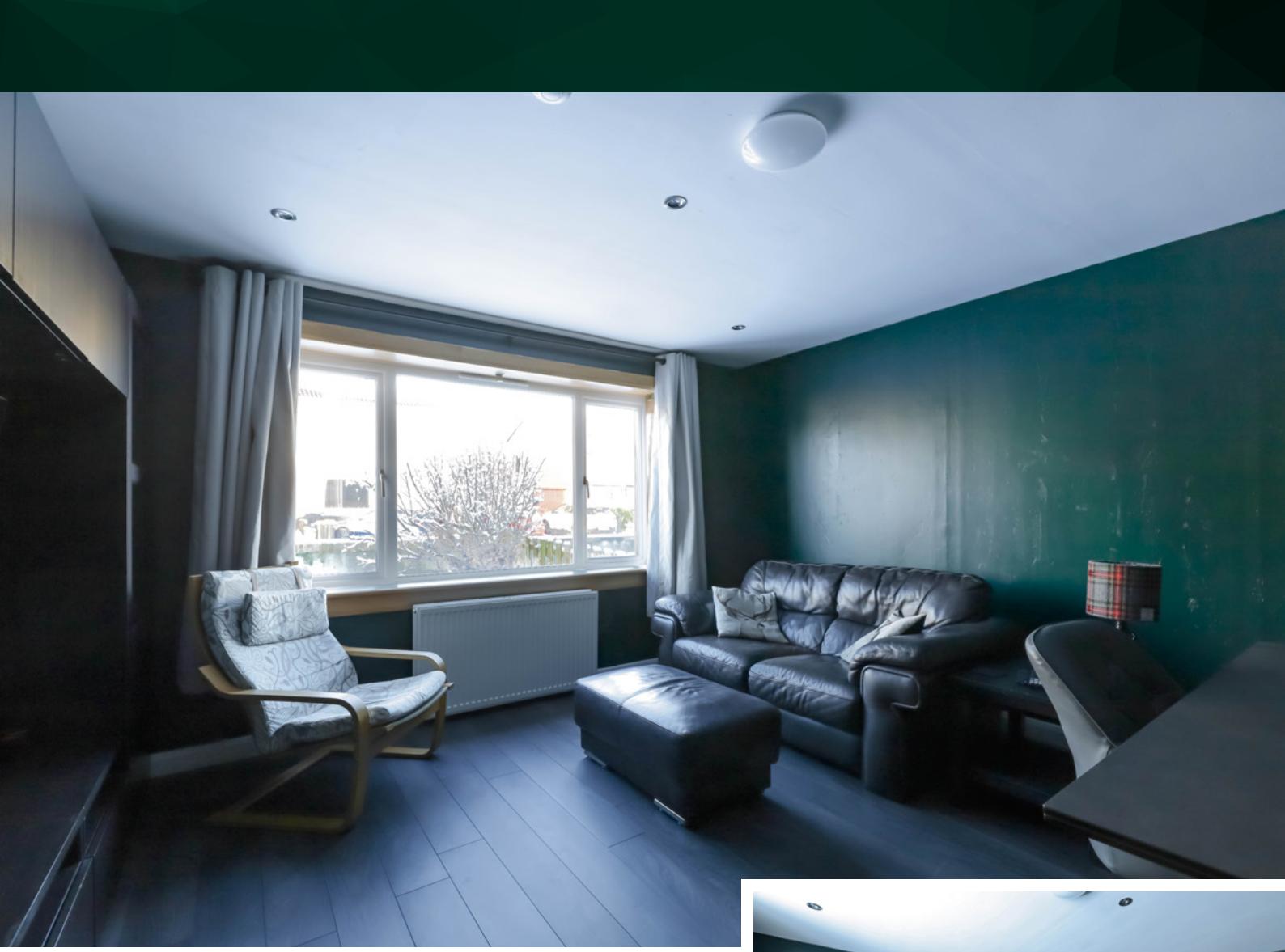


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Number 3 Old Mill Crescent, Balmedie, is a substantial dwelling offering spacious living accommodation over two floors. The present owner, during his tenure, has upgraded, modernised and redecorated when and where necessary. The property is presented to the market in a fantastic walk-in condition and further benefits from generous room sizes, double glazing and gas central heating throughout. A fantastic opportunity to purchase an ideally located family home.

## THE LOUNGE



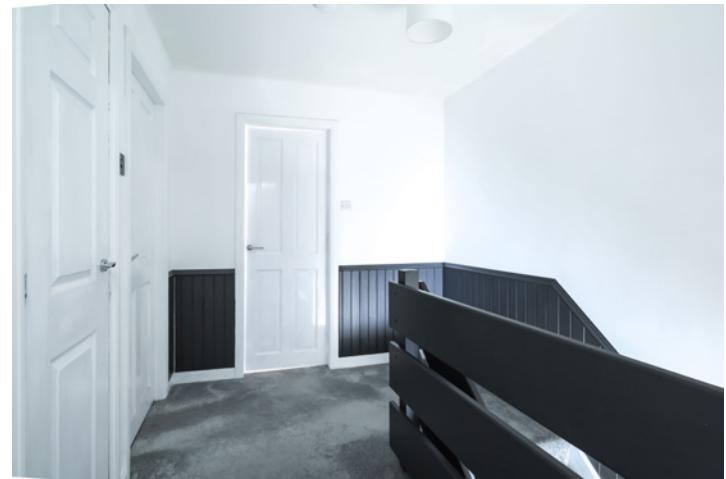
Accommodation comprises the welcoming hallway leading to all further accommodation, and a spacious lounge with space for a range of free-standing furniture and features a large picture window overlooking the front of the property.

# THE KITCHEN/DINER



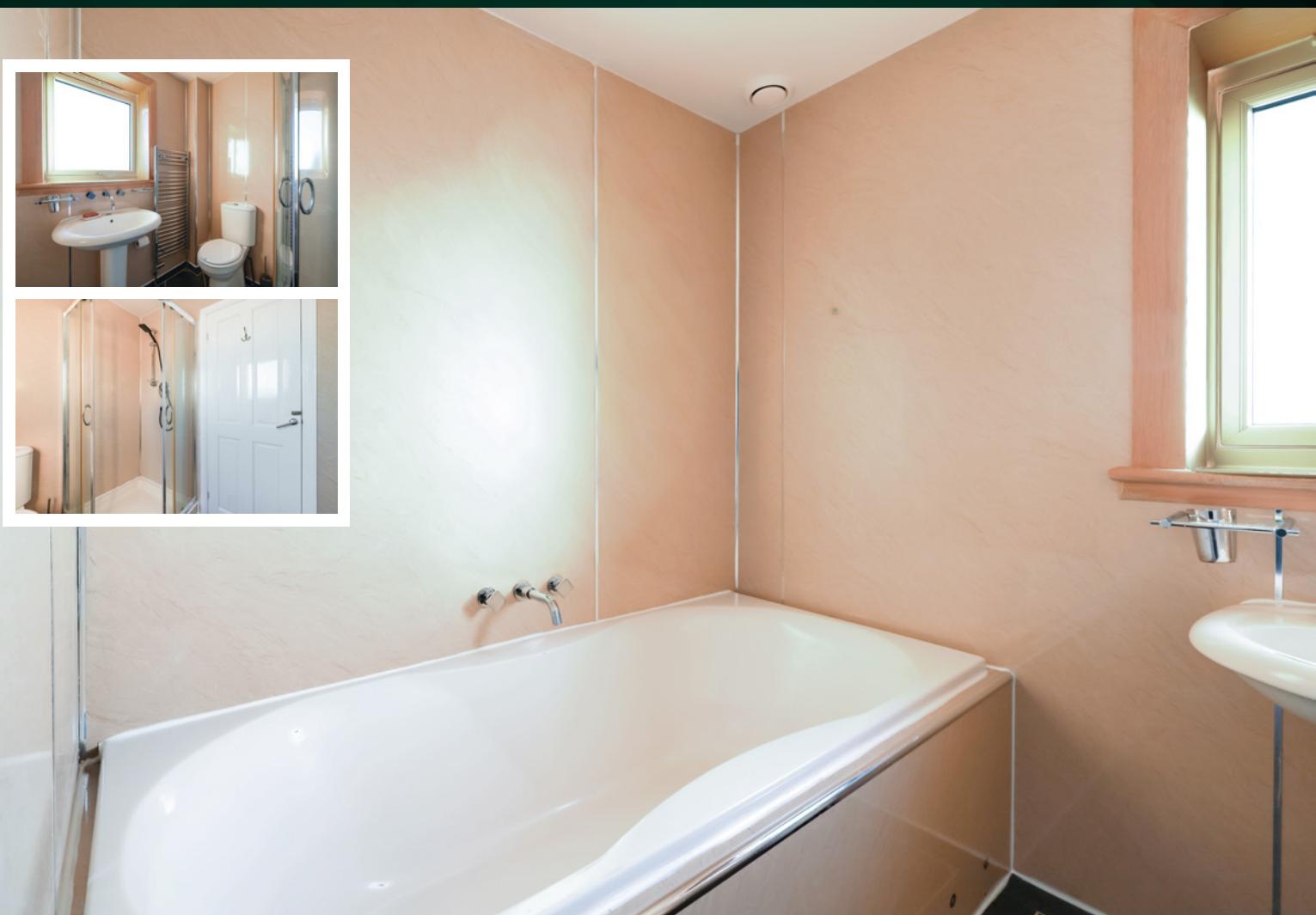
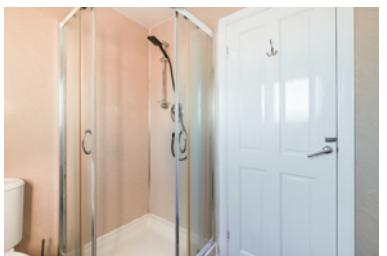
The dining kitchen is located at the rear of the property and allows access to the rear garden. It is fitted with ample base, and wall-mounted units partially integrated and has space for dining furniture.





A carpeted stairway with a wooden balustrade leads to the first floor, where you have three double bedrooms, all of which are large enough to have a choice of different furniture styles. The largest of the three is currently set as a games/sports room with a large TV system and a homemade bar. (can be easily removed). Completing the accommodation is the spacious four-piece family bathroom fitted with a separate shower cubicle. In addition, there are ample storage cupboards throughout the property.

## THE BATHROOM



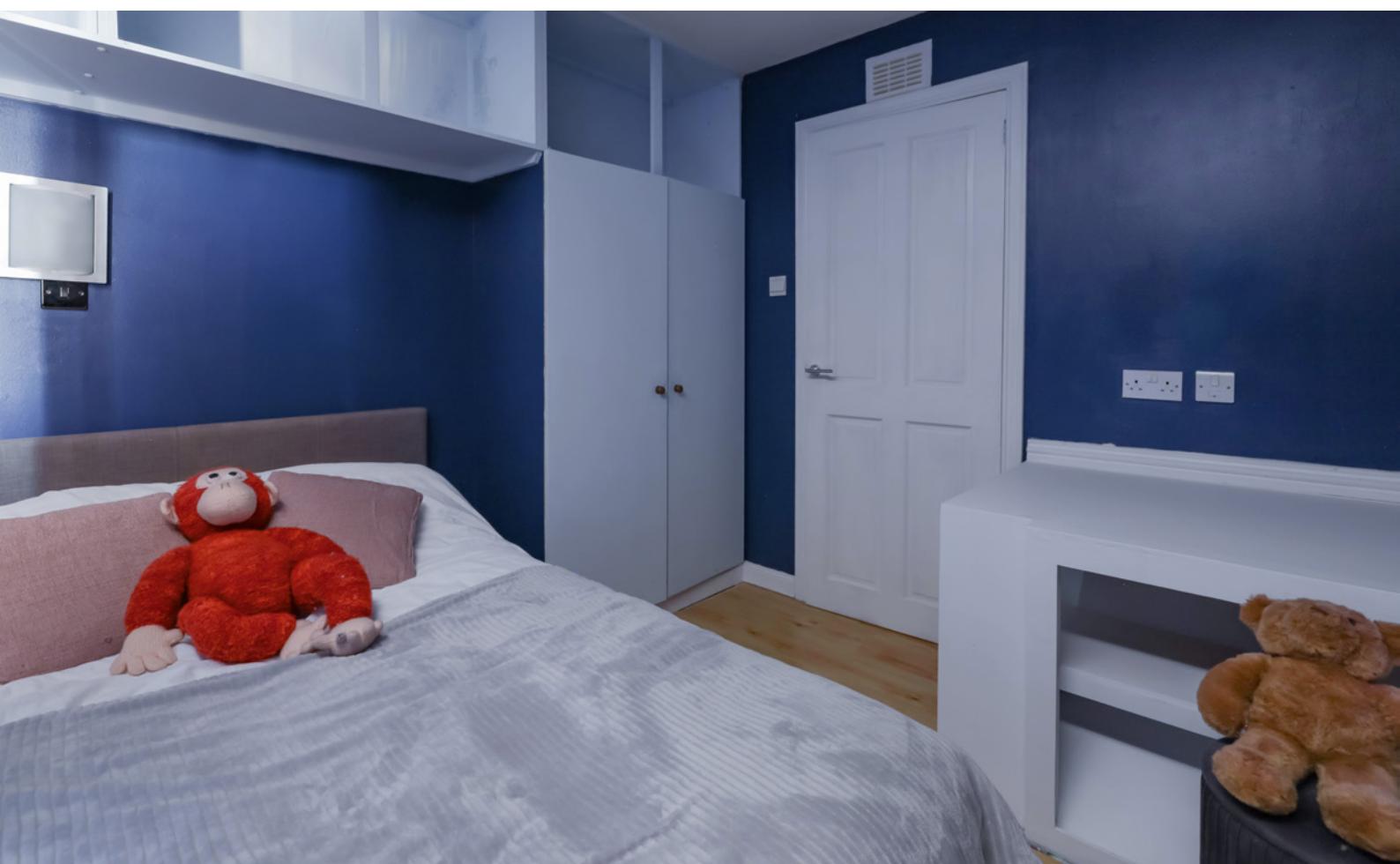
# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

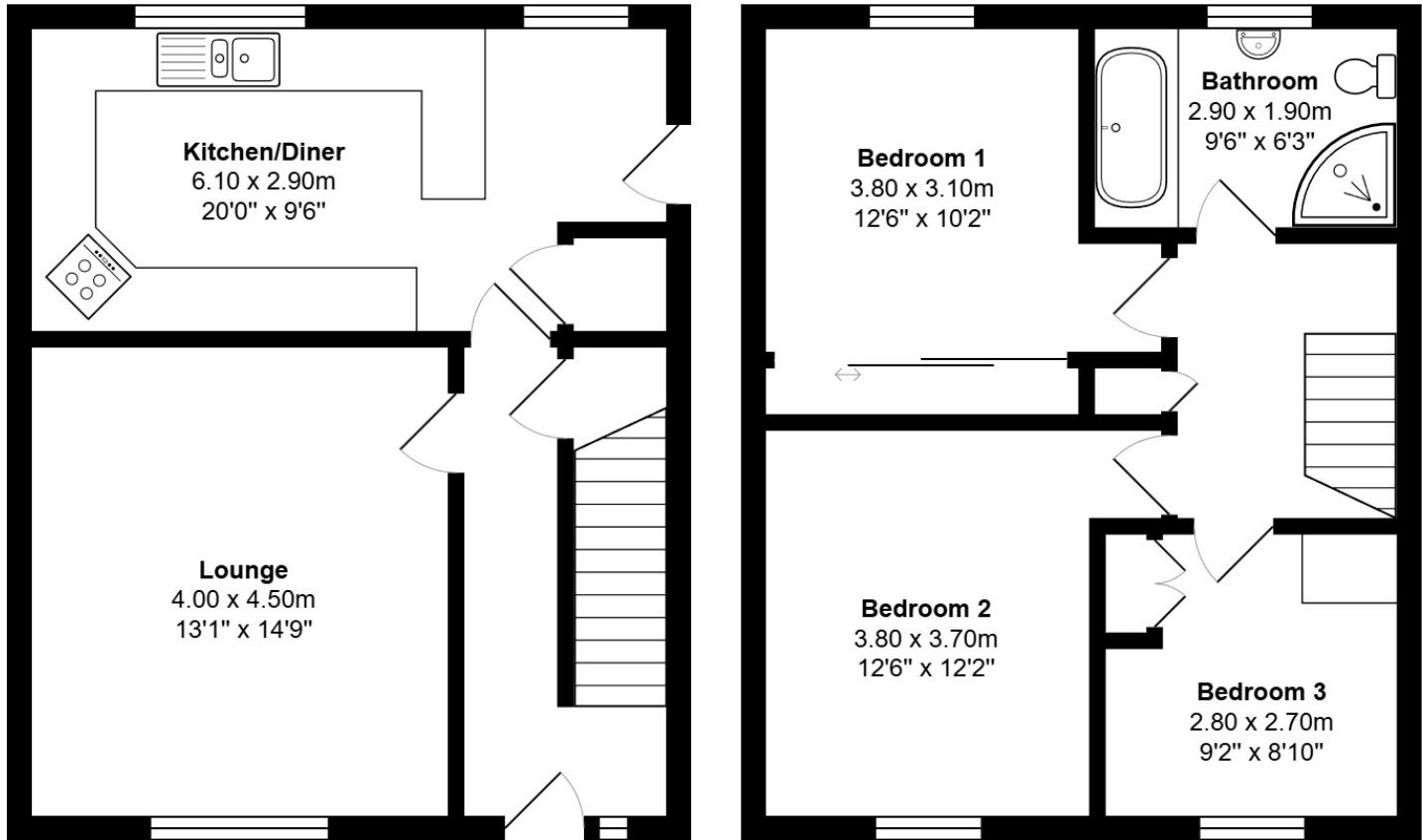


The front garden area is laid to lawn with borders stocked with mature plants, shrubs, and seasonal flowers. A driveway provides off-street car parking for several vehicles and leads to the garage and rear garden. The huge rear garden is laid mostly to lawn with sporadic planting of mature trees and shrubs. A large wooden decked area is a perfect spot for entertaining, enjoying the sun and some al-fresco dining.

## EXTERNALS

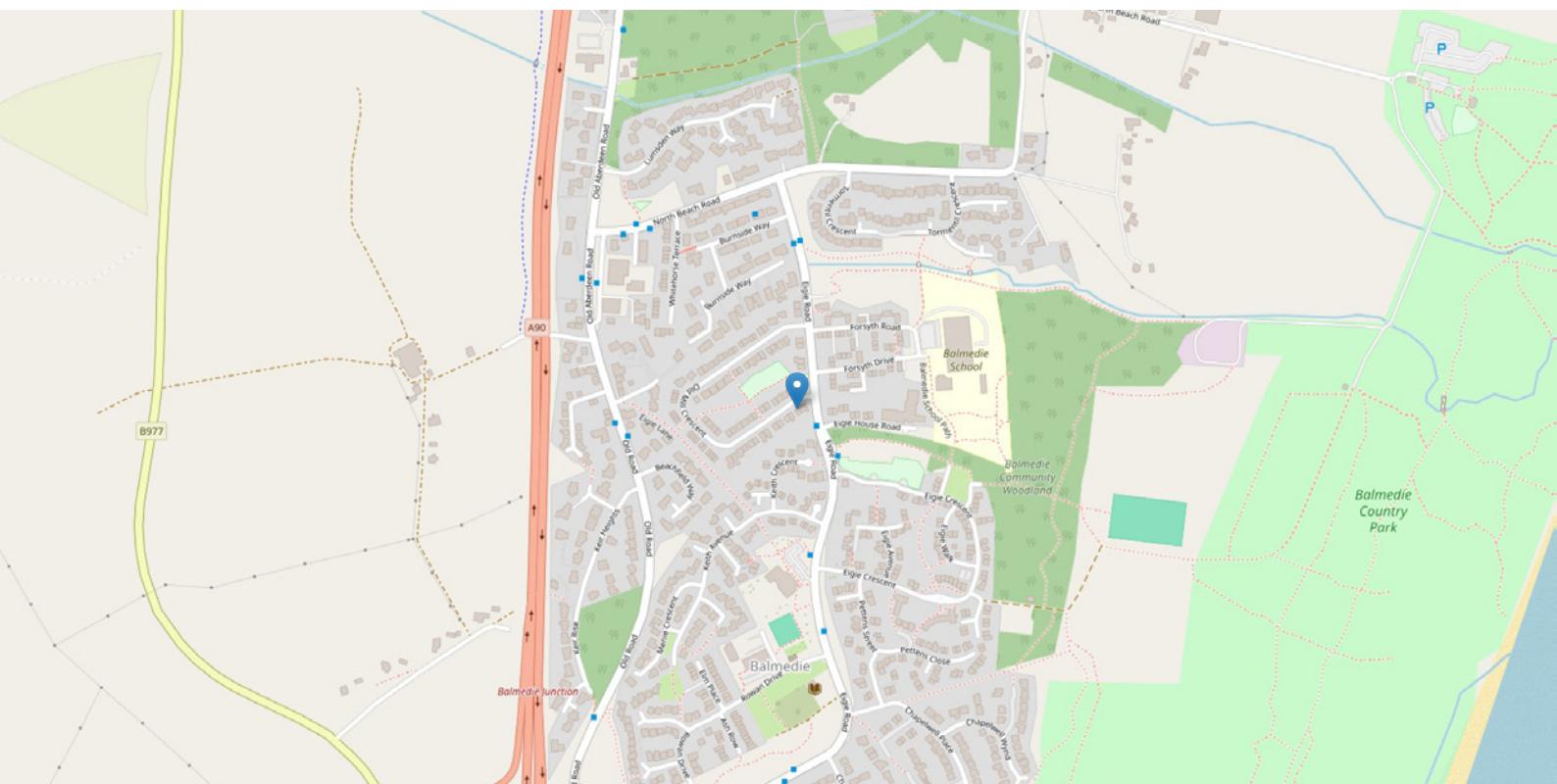


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated in the popular Aberdeen suburb of Balmedie, this three-bedroom semi-detached property is located in a desirable 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 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 making commuting times North or South of the city a lot quicker, especially to Dyce Airport.



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