

11 Keith Crescent

BALMEDIE, ABERDEEN, AB23 8ZS



*A STUNNING TWO BEDROOM SEMI-DETACHED
HOUSE, IN THE VILLAGE OF BALMEDIE*



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McEwan Fraser Legal is delighted to present this two bedroom semi-detached house in the quiet village of Balmedie. The property has been fully refurbished throughout by the current owners with a high quality finish throughout, it feels like a new build from the moment you step inside.

Inside, the property comprises of:

- Fully equipped bespoke kitchen with high end integrated appliances
- Spacious living area with lots of natural light
- Two double bedrooms
- New modern bathroom

In addition to this, the property includes a brand new combo boiler, new carpet throughout ,driveway parking, a beautiful rear garden with a new shed that has recently been installed and a convenient side gate for garden access. This is a rare opportunity to acquire a lovely walk in condition family home in a sought after village location which you can just open the door and start enjoying your new home.



The Lounge





The Kitchen





Bedroom 1





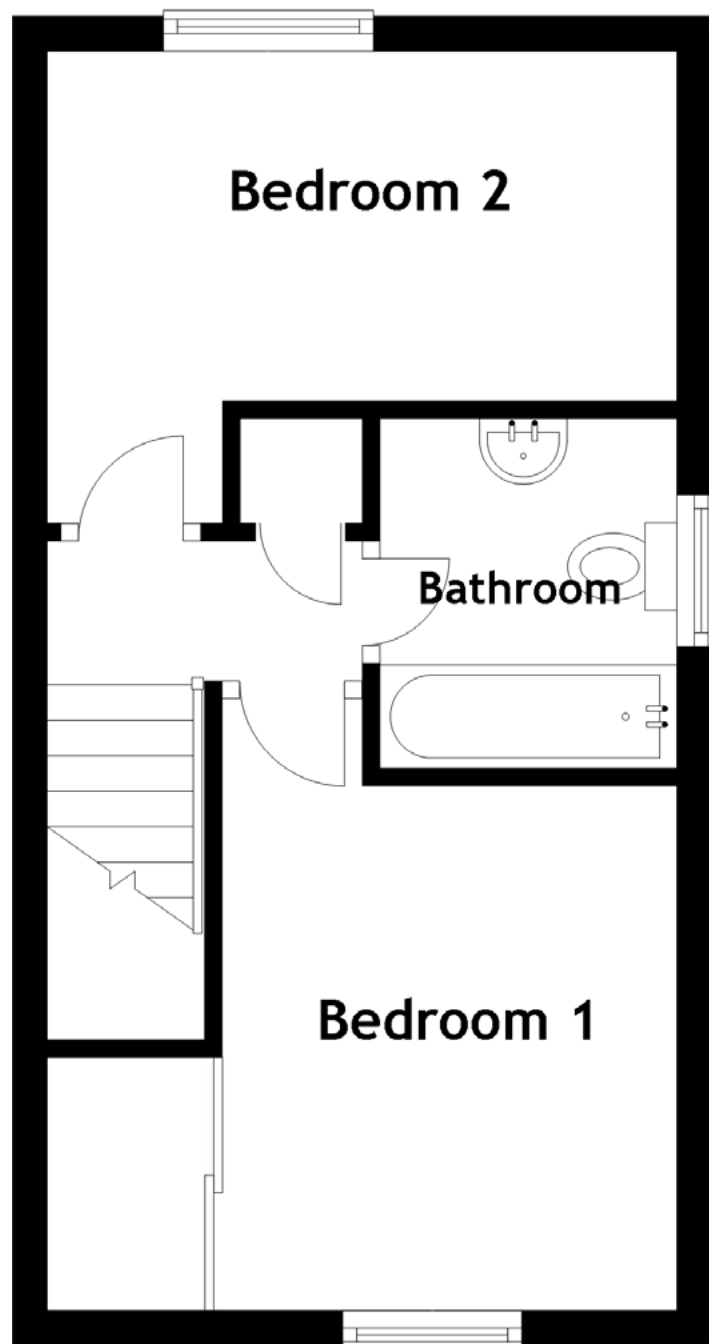
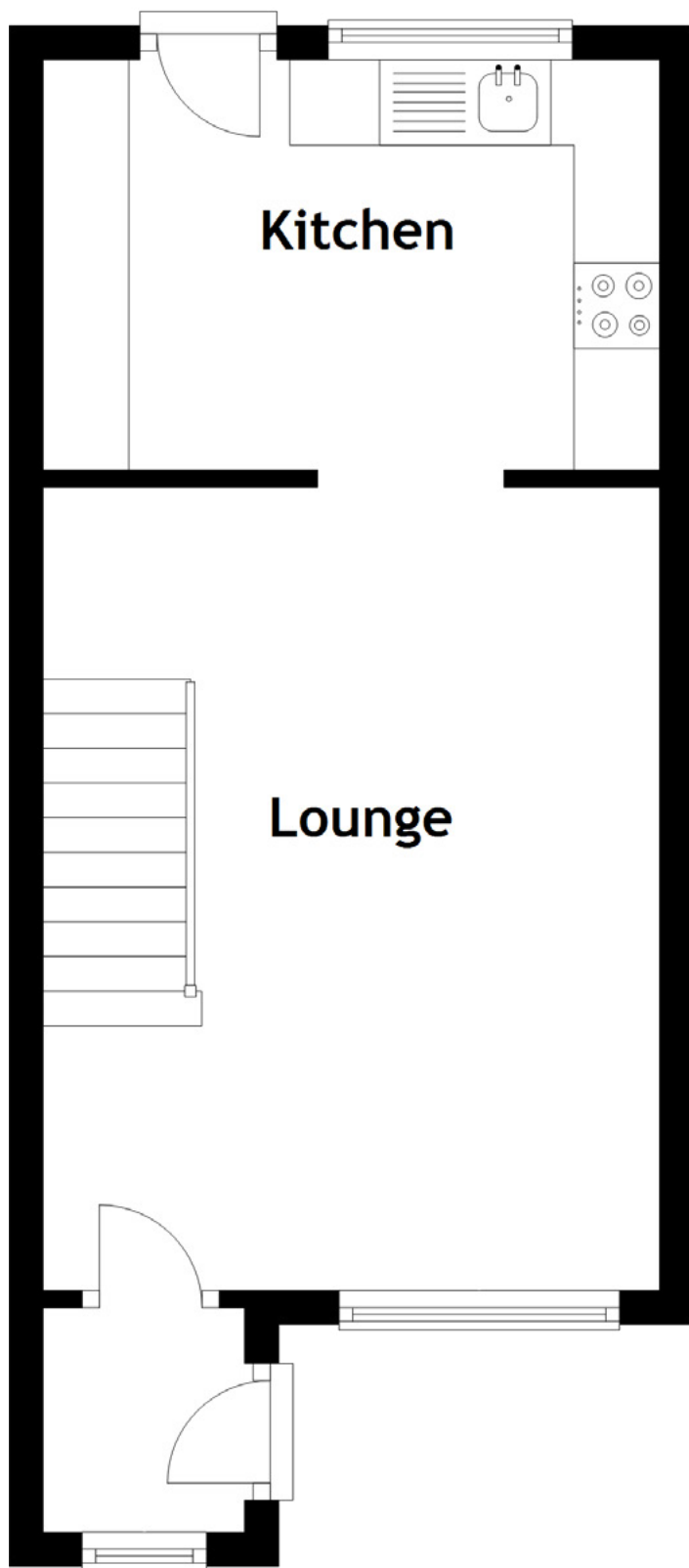
Bedroom 2





The Bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")

Bathroom 2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 54m²

EPC Rating: C



The Garden

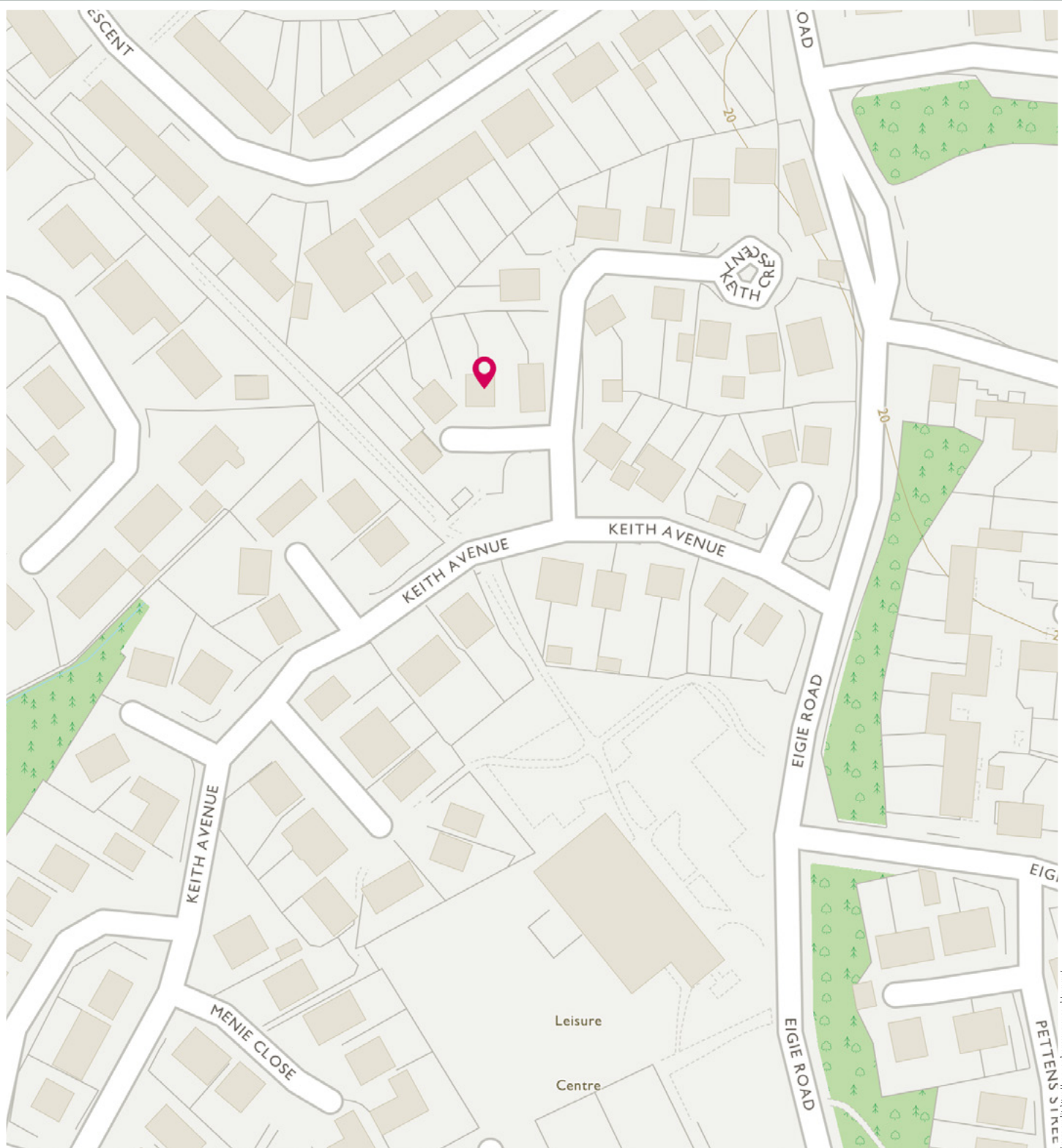




Balmedie is a quiet, peaceful village with a strong sense of community spirit. There is a wide range of amenities available; pre-school and primary schooling, a variety of local shops, including a small supermarket, post office, pharmacy along with a leisure centre, public bar and restaurant. Balmedie is renowned for its scenic beach and Country Park providing facilities within the dunes for visitors, including parking, toilets, wooden walkways across the sands and streams, with picnic and barbecue areas. The park is often used by horse riders as a starting/finishing point for beach rides, with room to park a horse box 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 South of the property, easily commutable and 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 Location



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Part
Exchange
Available



Text and description
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Surveyor



Layout graphics and design
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