



## 4 bedroom, Detached house for sale



### Agenten-Info

Name:	Springbok Properties Nationwide
Name der Firma:	
Land:	Vereinigtes Königreich
Erfahrung seit:	2014
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (800) 068-4015
Sprachen:	English
Webseite:	<a href="https://www.springbokproperties.co.uk">https://www.springbokproperties.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	GBP 270,000

#### Standort

Land:	Vereinigtes Königreich
Staat/Region/Provinz:	Schottland
Stadt:	Alford
Adresse:	Tullibardine Walk
Postleitzahl:	AB33 8TQ
Veröffentlicht:	19.11.2024

#### Beschreibung:

NO CHAIN - TENANT IN SITU - A Hollandswood style Stewart Milne detached home ideal for growing families with 2 RECEPTION ROOMS, 2 ENSUITES, a DOWNSTAIRS WC, a LARGE KITCHEN/DINER and a DETACHED GARAGE. Not to be missed.

**\*\* HOME REPORT AVAILABLE BELOW TO DOWNLOAD\*\***

This property sits in a perfect, private location with a park belt in front, ensuring no properties overlook it. Parking is private at the rear, with a double garage. Ideal for families, this home offers a blend of convenience and privacy.

This property in Alford, Aberdeenshire, is perfectly positioned for both work and lifestyle. It's just a two-minute walk to a brand-new primary and secondary school, which boasts excellent sports facilities, including its own swimming pool. Additionally, it's a short three-minute walk to an all-weather dry ski slope and just a 20-minute drive to the oil and gas business hubs of Westhill and Dyce.



For those who enjoy outdoor activities, it's a 45-minute drive to the Lecht ski slope and just over an hour to Aviemore for more skiing options. The property is also at the doorstep of the Cairngorms, making it ideal for hill walking enthusiasts. This combination of accessibility to both work and leisure activities makes it an exceptional place to live.

The accommodation briefly comprises a welcoming entranceway, a spacious living room, a second reception room, a large fitted kitchen diner with an island and integrated appliances, a utility room and a downstairs WC.

To the first floor is an inviting landing area through to four well-proportioned bedrooms, two of which boast ensuite shower rooms, and a three-piece family bathroom with a tub-shower combination, a hand wash basin and a WC.

Externally, the property benefits from an enclosed rear garden with a paved and decking area and a detached garage.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

## Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

## Disclaimer

Springbok Properties for itself and the Vendors or lessors of properties for whom they act give notice that:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot



be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

## TENURE

To be confirmed by the Vendor's Solicitors

## Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.

## How to View this Property

Viewing is strictly by appointment please call us now for bookings.

**AML REGULATIONS & PROOF OF FUNDING:** Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

## Energy Performance Certificate (EPC) graphs

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[View EPC for this property](#)

## Additional Media:

Warning: A non-numeric value encountered in /home/spngprop/public\_html/includes/amazon\_s3/S3.php on line 864

\* [View HOME REPORT](#)

## Key features

\* COUNCIL TAX BAND F, HOME REPORT ATTACHED

\* MODERN DETACHED VILLA STUART MILNE 'HOLLANDSWOOD'

\* 5 BEDROOMS, DOUBLE GLAZING & GAS CENTRAL HEATING + 2 ENSUITE SHOWER ROOMS

\* ATTRACTIVE REAR FACING LOUNGE

\* MODERN FITTED KITCHEN DINING, UTILITY ROOM



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- \* SNUG OPEN TO REAR GARDEN
  - \* STYLISH 4 PIECE BATHROOM
  - \* LARGE ENCLOSED REAR GARDENS - DECKING AND LAWN
  - \* SEPARATE DOUBLE GARAGE WITH ELECTRIC DOOR
  - \* IDEAL SIZED FAMILY HOME WITH FLEXIBLE ACCOMMODATION

## Pursuing Excellence in Your Search for Real Estate

Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real Estate (ABIRE) is the partner of choice for those looking to experience the absolute pinnacle of global real estate. Delivering an array of services relevant to sellers, buyers, investors and developers alike, we offer exceptional insight into a market characterized by its dynamism and competitiveness.

Our people-focused approach is aimed at ensuring unparalleled support and repeat business, tailoring our services to each unique vision. Establishing close relationships along the way, our professional know-how has helped us shape a mastery of our chosen marketplace.

Whether your venture into premium real estate concerns a primary home, a vacation home or an investment opportunity, our boutique consultancy can help guide you through each of these areas.

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Although our real estate expertise expands across multiple locations throughout the US, Florida remains to be our speciality. Over the years, we have built a extensive portfolio of luxury Floridian residences, enabling us to establish ourselves as one of the country's leading vendors of high-end, Florida investment properties.

Offering a superb variety property situated in the most desirable parts of Central and South Florida, including Orlando and Miami Beach, you can rely on us to help you find your perfect home.

### **Allgemein**

Schlafzimmer: 5

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: IX6.400.384



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