

# 12 Cairn View

BELHELVIE, ABERDEEN, AB23 8SB



*End-of-cul-de-sac three-bedroom detached property with immediate availability*



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McEwan Fraser Legal is delighted to present a rare opportunity to purchase this end-of-cul-de-sac three-bedroom detached property with immediate availability.

# THE LOUNGE



The front door leads to a small vestibule and a ground-floor WC. The entrance opens to a large open-plan lounge and the stairs to the first floor. Through the lounge is a spacious kitchen/diner with a gas hob, electric oven, dishwasher, and good storage levels. Additionally, there is a comfortable dining area with double patio doors that lead to the enclosed rear garden.

# THE KITCHEN/DINER



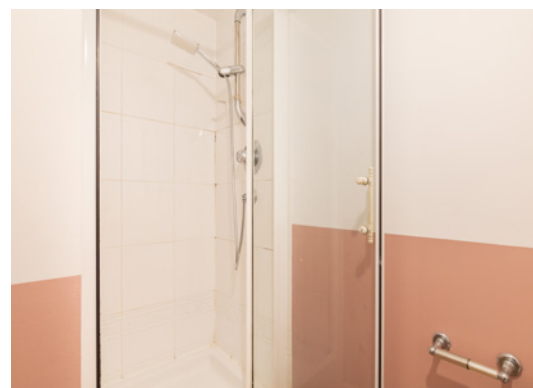
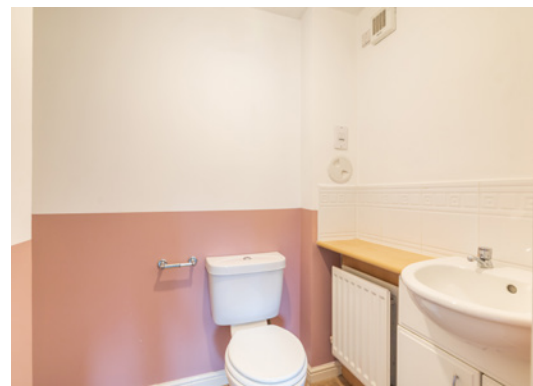


Upstairs are three bedrooms, two double, and a smaller single room or work-from-home space. The main bedroom has an ensuite shower; there are no built-in wardrobes—a family bathroom with a bath completes the accommodation.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



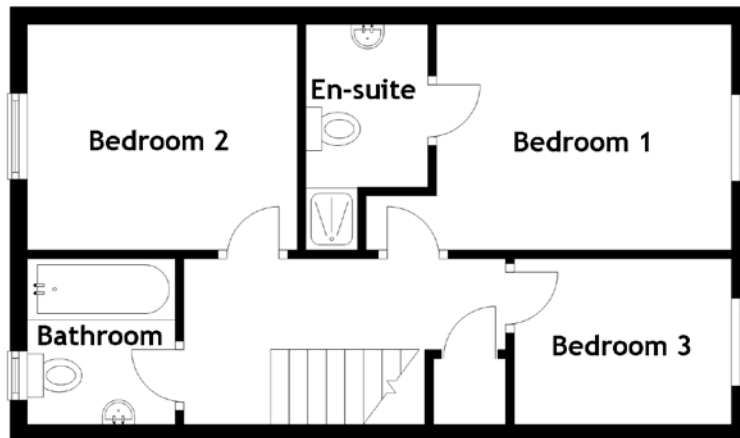
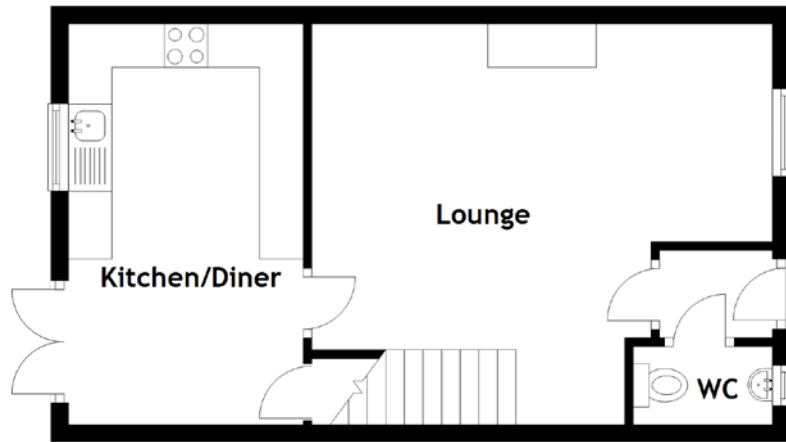
In addition, the property includes a small front garden laid to lawn and to the rear a large fenced garden which benefits from a Summer House and garden shed also laid to lawn. There is a small stone patio by the kitchen patio doors. You can park at least two cars on your driveway. The property sits at the apex of a quiet cul-de-sac, with gas central heating and UPVC double-glazing. This house would make an excellent family home.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

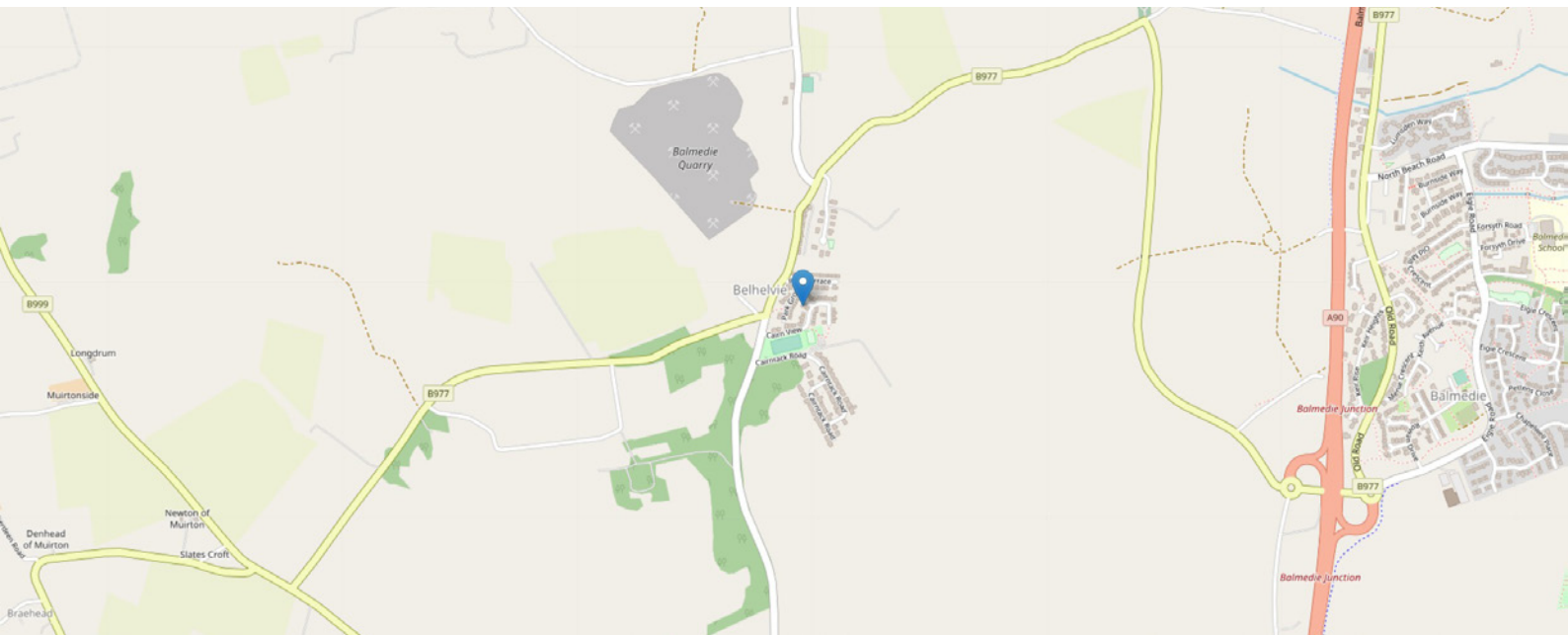


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.60m (15'1")
Kitchen/Diner	4.60m (15'1") x 2.70m (8'10")
WC	1.60m (5'3") x 0.90m (2'11")
Bedroom 1	4.20m (13'9") x 2.60m (8'6")

En-suite	2.60m (8'6") x 1.40m (4'7")
Bedroom 2	3.10m (10'2") x 2.60m (8'6")
Bedroom 3	2.50m (8'2") x 1.90m (6'3")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

12 Cairn View is in the village of Belhelvie, a small hamlet close to Balmedie beach and Trump International Golf Links, approximately nine miles north of Aberdeen. The property is within easy reach of the Aberdeen Western Periphery Route and is ideally situated with easy access to Balmedies amenities. The beach is only 5 miles away. Belhelvie is particularly convenient for the airport and the oil-related offices at Bridge of Don and Dyce and for those who want countryside, seaside and city life all on their doorstep.





A wide range of shops, including a Marks & Spencer, Costa Coffee and B&Q, are available at the nearby retail park only a 10-minute drive away, and an ASDA supermarket and Tesco 24-hour at Danestone.

Aberdeen city offers excellent bus and rail services with National and International flights from Dyce Airport. The East Coast Rail network operates from Aberdeen, linking to the central belt and beyond. There is a considerable amount of additional shopping facilities and amenities as you would expect from the oil capital of Europe.



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