




McEwan Fraser Legal
Solicitors & Estate Agents
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4 Cairn View
BELHELVE, ABERDEEN, AB23 8SB



THE LOCATION

Cairn View is situated in the village of Belhelvie, a popular village close to the beach, country park and located approximately nine miles north of Aberdeen. The property is ideally situated within easy access to the local amenities including shops, schools and local leisure centre and the beach itself is within a short distance.

Belhelvie is particularly convenient for the airport and the oil-related offices at both Bridge of Don and Dyce and also for those who want a bit of countryside, seaside and city life all on their doorstep.

Aberdeen city itself offers excellent bus and rail services with National and

International flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt, to the South and beyond. There is a huge amount of additional shopping facilities and amenities as you would expect from the oil capital of Europe.





THE PROPERTY

We are delighted to offer for sale this executive four bedroom family home located on a quiet street in Belhelvie. Completed to the highest of specifications, the property enjoys many appealing features and makes the perfect purchase for the growing family.

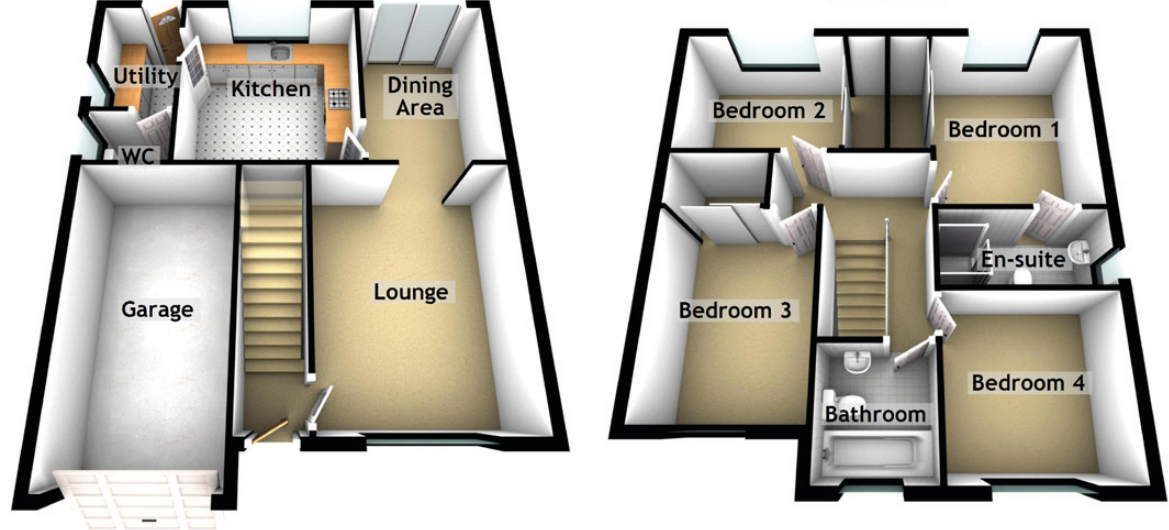
The accommodation set over two floors enjoys the modern comforts of gas central heating and double glazing. The entrance vestibule and inner hallway provide access to the elegantly proportioned lounge. The stylish dining area has patio doors providing access to the rear garden. The kitchen has been designed to maximise both workspace

and storage, this includes the high-quality integrated appliances such as the stainless steel cooker hood and stainless steel 4 burner gas hob. The kitchen leads into the utility room which provides access to the rear garden and the spacious cloakroom toilet fitted with a white two piece suite.

On the upper floor, the stunning master bedroom boasts an en-suite walk-in shower room and large built-in wardrobe. Bedroom 2 and 3 also benefit from built-in wardrobes. There are two further excellent sized double bedrooms, both of which allow space for free standing furniture. Completing the

accommodation is the family bathroom which is fitted with a white three piece suite. This property does not lack in storage space as there are plenty of cupboards situated throughout.

Externally, the property benefits from a large driveway to the front providing off-street parking and leads to the single garage. The low maintenance front garden is mainly laid to lawn. Providing a child-friendly environment, the fully enclosed rear garden is further enhanced by a decking area which provides the ideal spot for alfresco dining and enjoying the summer months.



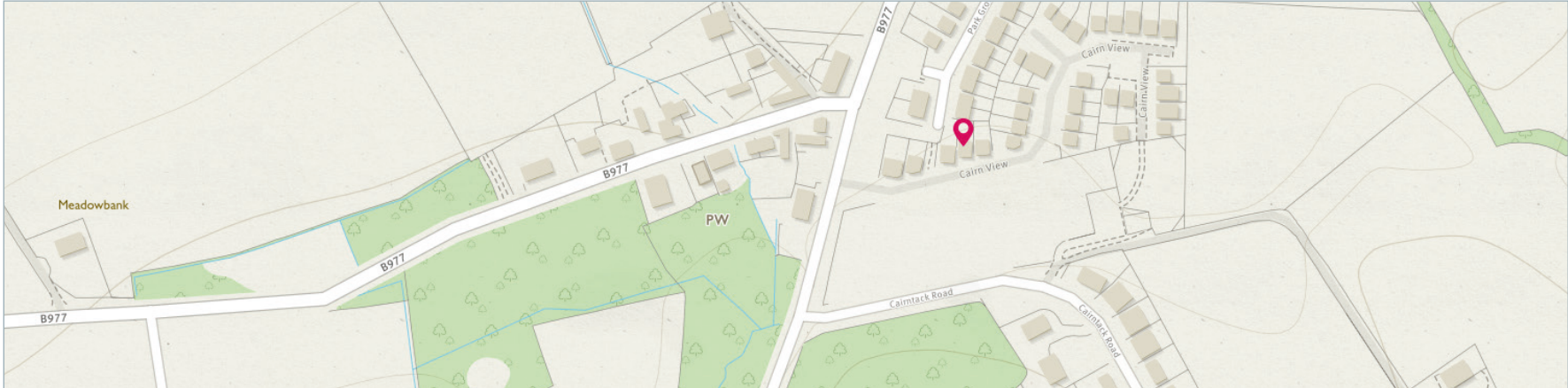
Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 3.30m (10'10")
Dining Area	3.40m (11'2") x 2.40m (7'10")
Utility	2.30m (7'7") x 1.50m (4'11")
Bedroom 1	3.59m (11'9") x 3.50m (11'6")
En-suite	2.70m (8'10") x 1.30m (4'3")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bedroom 4	2.80m (9'2") x 2.80m (9'2")
Bathroom	2.20m (7'3") x 1.80m (5'11")
WC	1.50m (4'11") x 1.10m (3'7")

Gross internal floor area (m²): 105m²

EPC Rating: C

Extras (Included in the sale): All items will be made negotiable.





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