



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

**7 Oldmill Crescent**

BALMEDIE, ABERDEEN, ABERDEENSHIRE, AB23 8WB

## *The Location*

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

The local area is also home to several well known and popular golf course such as the Trump International Golf Course, and Cruden Bay.

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.



Balmedie Beach



Trump International Golf Course



Brig of Balgowie



7 Oldmill Crescent



This property is in excellent decorative order and presented to a high standard and is in walk in condition. It is in a popular area of Belmedie and would suit a family looking for a property close to all facilities and amenities.

The property comprises of a welcoming entrance hallway, large bright lounge, the stylish modern kitchen with ample base and wall units and space for utilities. The kitchen

also includes an integral fridge freezer.

The first floor continues the property with three large double bedrooms with fitted wardrobes, and a generous bathroom with shower over the bath.

There are plenty of cupboards throughout providing great storage facilities. The property has a mono-block driveway and a large garage with power and light which

has the added benefit of a fully functional pit, there is also work bench. The large rear garden mainly laid to lawn which is enclosed is a very safe area for children and family pets to enjoy. At the top of the garden there is also an adequate patio area.

An excellent property for a growing family, early viewings are highly recommended.



*"...the stylish modern kitchen with ample base and wall units and space for utilities..."*





Bedroom 1



Bathroom

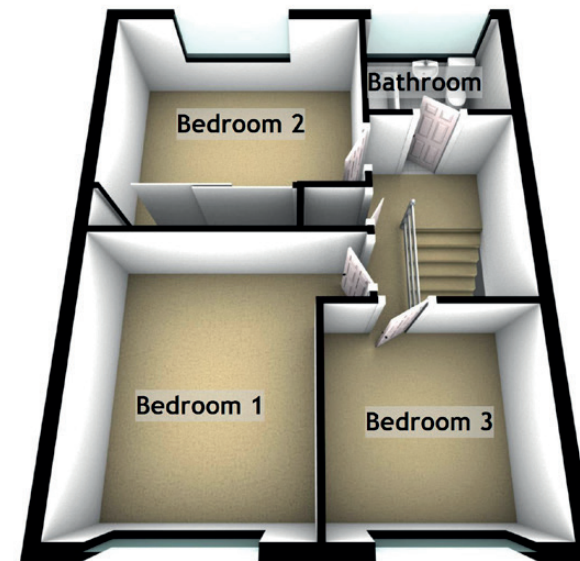
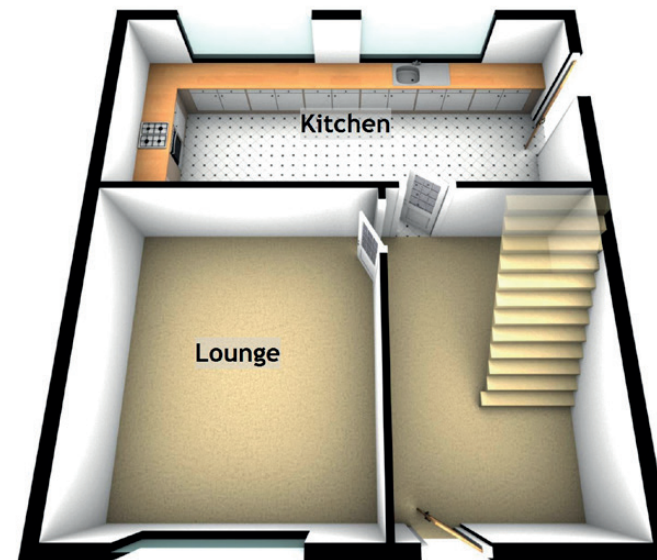


Bedroom 2



Bedroom 3

## Bedrooms and Bathrooms



Approximate Dimensions  
(Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 4.50m (14'9") x 3.90m (12'10") |
| Kitchen   | 6.90m (22'8") x 2.90m (9'6")   |
| Bedroom 1 | 3.81m (12'6") x 3.10m (10'2")  |
| Bedroom 2 | 3.80m (12'6") x 3.20m (10'6")  |
| Bedroom 3 | 2.80m (9'2") x 2.80m (9'2")    |
| Bathroom  | 2.10m (6'11") x 1.70m (5'7")   |

Gross internal floor area (m<sup>2</sup>) - 93m<sup>2</sup>

EPC Rating - D

Extras  
(Included in the sale)

Double glazing and gas central heating. All floor coverings, blinds and curtains where applicable and white goods. Includes a new garden shed.

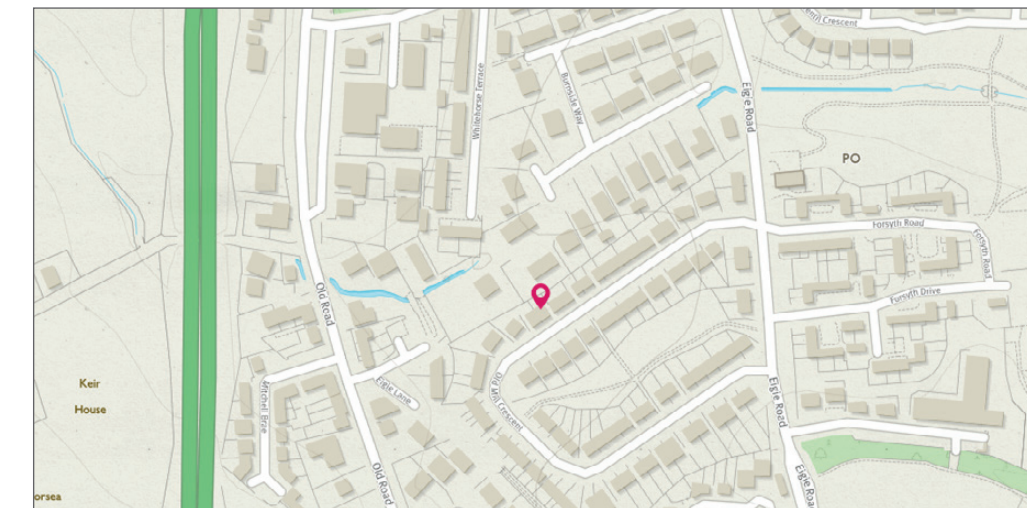


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**McEwan Fraser Legal**  
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Part  
Exchange  
Available



Text and description  
**ANDREW REID**  
Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**BEN DAYKIN**  
Designer

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