



43 Donside Road, Alford, Aberdeenshire AB33 8QD

Offers over £399,500

FIVE/SIX BEDROOM DETACHED DWELLINGHOUSE IN A GENEROUS PLOT, WITH DOUBLE GARAGE, OFF-STREET PARKING AND EXTRA WIDE DOORS

Stronachs

43 Donside Road, Alford, Aberdeenshire AB33 8QD

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this much loved FIVE/SIX BEDROOM DETACHED FAMILY HOME, built to an exceptionally high standard by Alan Grant Grampian. With wide doors and easy to operate power switches, the build was designed to ensure that all areas on the ground floor are accessible by wheelchair, if required.

With remotely operated blinds and windows to some rooms, and benefitting from under floor heating throughout the ground floor, there is excellent storage available. Decorated in neutral tones, the accommodation comprises: Entrance Vestibule; most welcoming Inner Hall; generous Lounge with bay window to front; Family/Dining Room to rear with access to gardens; Dining Kitchen/Utility Room on open plan; Master Bedroom with En-suite Bathroom; three further Double Bedrooms; Shower Room; and WC on the ground floor. The upper floor rooms have most recently been used as a large Double Bedroom; Shower Room; and Sitting Room. The gardens are designed for ease of maintenance, with raised beds offering a riot of colour in the summer months, with a small summer house to enjoy the warmer evenings. There is off-street parking for a number of vehicles with cover adjacent to the side door, and access to Detached Double Garage.

Alford, which is located around 26 miles west of Aberdeen, offers a good range of local shops, a post office and of course the new School Complex, with sporting facilities including the 18 hole golf course, swimming pool, Haughton Country Park and the nearby Lecht Ski Centre. There are two museums, one of which being Grampian Transport Museum which attracts numerous visitors to the area.

ENTRANCE VESTIBULE & INNER HALL



Entered via part glazed front door with glazed side panels, the Entrance vestibule is laid with Amtico oak effect flooring which is a continuous theme into the Reception Hall and Family/Dining Room. Large store cupboard with sliding doors. Glazed door to Inner Hall, with three

ceiling light fittings and additional wall lights. Carpeted stairs lead to the upper floor accommodation, with an understairs store.

LOUNGE 27' 0" X 21' 0" (8.23M X 6.40M)



This spacious Lounge has a huge bay window to the front drawing in natural light. Neutrally decorated with complementing Axminster carpet, there is underfloor heating and additional electric fire with wooden surround. Inset downlighters, wall lights and ceiling light fitting. Television point. There is ample space for an array of free standing furniture. Glazed door with glazed panels to side leads to the Inner Hall.

FAMILY/DINING ROOM 29' 2" X 18' 5" (8.89M X 5.61M)



This superb living space is again neutrally decorated and laid with Amtico oak effect flooring, with underfloor heating. French doors from the bay to the rear provide access to the garden, and additional window provides natural light over the Dining area. There are two bespoke oak units designed specifically for this room, which are to remain. Three ceiling light fittings, television point, and generous store with shelving and sliding doors. A part glazed door leads to the Kitchen/Utility.

KITCHEN/UTILITY 22' 2" X 14' 4" (6.76M X 4.37M)



This generous room is fitted with a quality range of wall and base units, with complementing work surfaces. A window to the rear has a laser cut sink below, and there are French doors to the side which lead to the garden. A further part glazed side entrance leads to the sheltered parking area. The white goods, consisting of integrated dishwasher, hob, hood, AEG double oven, fridge/freezer, and separate washing machine and tumble drier are included in the sale. There is an additional sink and mixer tap in the utility area. A large airing cupboard houses the heating system. Amtico flooring. Two ceiling light fittings and underfloor heating.

WC 5' 5" X 5' 3" (1.65M X 1.60M)



Partially tiled and fitted with a two piece suite comprising wash hand basin and toilet pedestal in vanity. Shaver point, ceiling light fitting, and window to rear. Underfloor heating.

MASTER BEDROOM 17' 2" X 12' 4" (5.23M X 3.76M)



The Master Bedroom has a bay window to the front and is again laid with Amtico oak effect flooring. The windows and blinds here can be operated remotely, and there is a window seat within the bay. Ceiling light fitting with fan fixture, additional ceiling and wall lights. Underfloor heating. Wall mounted television bracket. Double built-in wardrobe with sliding doors allowing excellent hanging and shelf storage.

EN-SUITE BATHROOM 11' 3" X 10' 4" (3.43M X 3.15M)



On open plan with the Master Bedroom, this room is fully tiled and fitted with a wash hand basin and toilet pedestal in vanity. The 'System 2000' assisted medical bath with Hydrotherapy, Hydrosound and massage features is to remain. Ceiling light fitting and underfloor heating. Window to front.

BEDROOM 2 14' 3" X 11' 4" (4.34M X 3.45M)



Second Double Bedroom again with a front facing aspect, benefiting from double built-in wardrobe with sliding doors, allowing hanging and shelf storage. Ceiling light fitting and telephone point. Underfloor heating.

SHOWER ROOM 7' 7" X 7' 2" (2.31M X 2.18M)



Partly tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and large walk in shower. Ceiling light fitting and shaver point. Window to side. Underfloor heating.

BEDROOM 3 13' 6" X 12' 0" (4.11M X 3.66M)



Overlooking the garden ground to the rear, there is a built-in double wardrobe allowing excellent hanging and shelf storage, with sliding doors. Ceiling light fitting and telephone point. Underfloor heating.

BEDROOM 4 13' 5" X 12' 0" (4.09M X 3.66M)



Again overlooking the garden to the rear, and again with the benefit of built-in double wardrobe allowing hanging and shelf storage, with sliding doors. Ceiling light fitting, underfloor heating and television point.

UPPER FLOOR

Oak stairs from the Inner Hall, with storage below, lead to the upper floor accommodation, originally intended to be almost a separate living area for an older child or guest area with private shower room and sitting room. Ceiling light fitting.

BEDROOM 5 14' 9" X 11' 4" (4.50M X 3.45M)



Double Bedroom with front facing aspect, benefiting from wall to wall built-in wardrobes allowing abundant storage, with sliding doors. Ceiling light fitting, central heating radiator and television point.

SHOWER ROOM 7' 7" X 6' 2" (2.31M X 1.88M)



Partially tiled and fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity, and walk in shower cabinet. Ceiling light fitting, extractor fan and central heating radiator. Velux window to side allowing natural light.

SITTING ROOM/BEDROOM 6 14' 9" X 11' 4" (4.50M X 3.45M)



Currently used as an additional Sitting Room , with a window overlooking the gardens to rear. Ceiling light fitting, central heating radiator and television point.

DOUBLE GARAGE 23' 6" X 21' 0" (7.16M X 6.40M)



Detached Double Garage with remotely operated up and over door to front, window and pedestrian access to side. Benefiting from power and light, there is ample space for storage within the rafters.

EXTERNAL



Designed for ease of use, the gardens surrounding the property are planted with a variety of mature plants and shrubs providing a riot of colour in the summer months. With raised beds to the rear, there are a number of areas to sit and enjoy the warmer weather at all hours of the day, with the added appeal of a central summerhouse when the evenings are chillier. The rotary clothes drier is to remain. There is ample parking and turning area for a number of vehicles, some of which can park undercover to the side of the house, on approach to the Double Garage.

EXTRAS



All carpets, curtains, blinds and light fittings are included in the sale, together with the bespoke oak furniture items in the Family/Dining Room, the white goods in the Kitchen/Utility, the System 2000 bath in the Bathroom and the usual fixtures and fittings in the Bathroom, Shower Rooms and WC. The summer house and rotary clothes drier are also to remain. The oil tank has recently been filled.

COUNCIL TAX BAND - G

EPC BANDING - D



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