



# Tigh Na Mara

Small Holdings, Balmedie, Aberdeenshire AB23 8WA



mackinnons  
solicitors



Entered via a uPVC door with glazed section and matching side screen this good sized entrance porch features a double 15 pane doors to the lounge and further double 15 pane doors to the sitting area.

The well proportioned lounge boasts a bow window frontage and further window to the side. A particular focal point is the wood burning stove set on a polished granite hearth with matching back plate. Ample space for a range of furnishings.

Centrally set, the good sized sitting area enjoys an open plan layout with the dining kitchen and provides access to the inner hall. A fitted cupboard houses the electricity fuse box.

A well appointed dining kitchen is fitted with a wide range of wall and base units. Ample roll front work surfaces incorporating a peninsular breakfast bar separating the kitchen from the dining area. The integrated halogen hob, oven/grill, fridge/freezer will be included in the sale along with the free-standing washing machine. The dining area offers ample space for a family dining table and chairs and benefits from windows on two aspects. There is a further window to the rear with part glazed uPVC door to rear garden alongside.

We offer for sale this deceptively spacious two bedroom detached cottage which is located in the popular village of Balmedie.

Boasting superb views towards Balmedie Beach, the property is well maintained throughout and benefits from oil fired central heating, with mains water and private drainage. The well proportioned accommodation is further enhanced by a generous established garden and detached garage.

Viewing is highly recommended to fully appreciate the location and accommodation on offer.





The inner hallway provides access to the remaining accommodation. Two fitted cupboards provide excellent shelved storage facilities. Hatch to part floored attic accessed via a Ramsay style ladder with Velux window following natural light into the attic space.

There are two spacious double bedrooms both with views towards Balmedie Beach at the rear. The main bedroom features from triple fitted wardrobe providing ample shelf and hanging space.

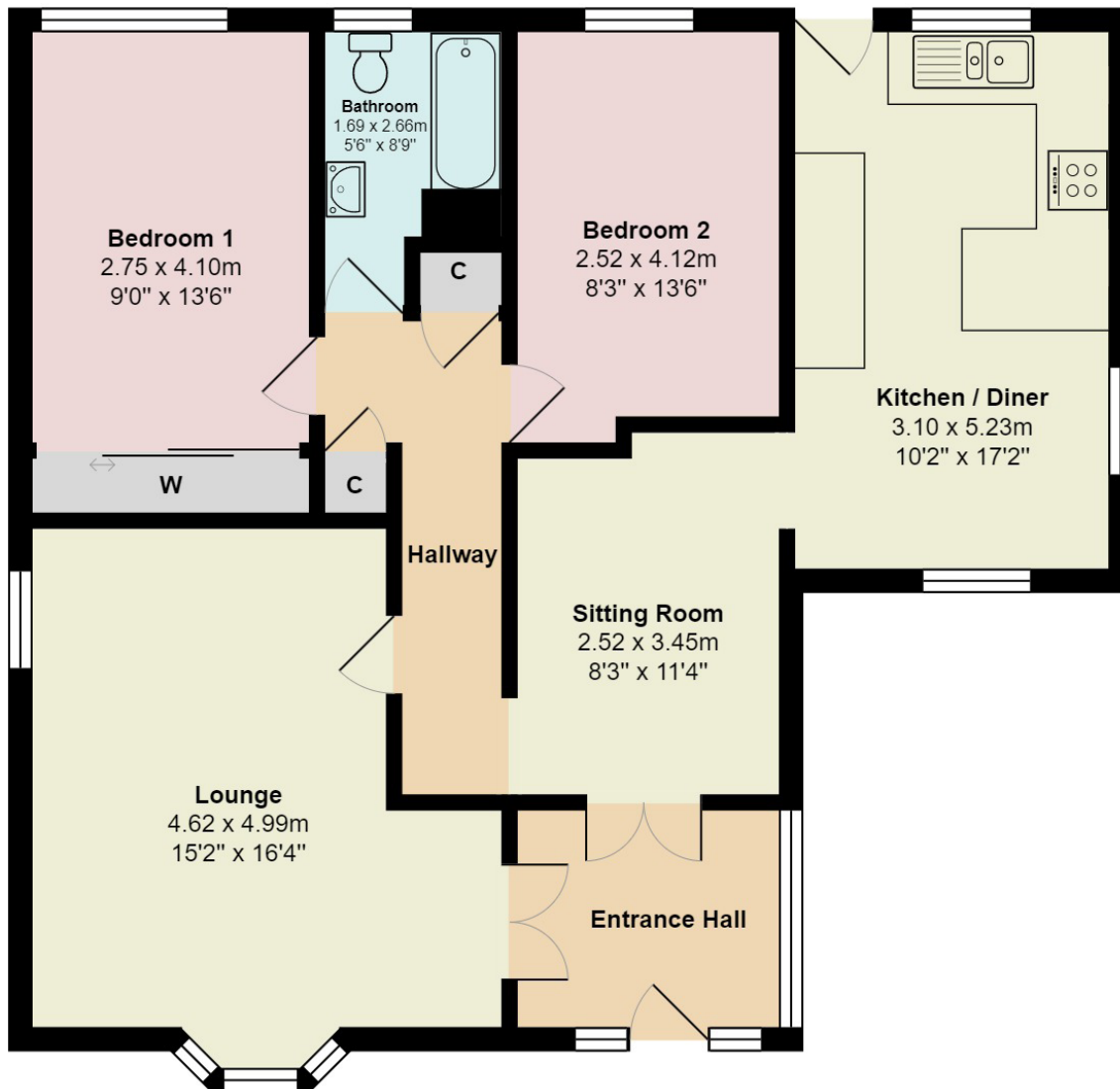
The family bathroom is fitted with a three piece suite with shower over the bath and bi-fold glazed screen alongside. Fully tiled around the bath and shower area and splashback tiling to the wash hand basin. Opaque window to the rear of the property.



The property occupies a large plot in a quiet residential area with superb views towards Balmedie Beach. A tarred driveway provides ample off-road parking and leads to a detached garage with electric up and over door, equipped with power and light. The front/side gardens are mainly laid to stone chips with decorative borders stocked with an abundance of established shrubs and seasonal plants. To the rear of the property is a large, paved terrace enjoying views towards Balmedie Beach. There is an area of lawn with borders stocked with a variety of mature shrubs and seasonal plants.



- Lounge with Stove
- Well Appointed Dining Kitchen
- Two Double Bedrooms
- Established Gardens
- Balmedie Beach Views
- Mains Water and Private Drainage



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

**Council Tax**  
Band E

**EPC**  
Band D

**Entry**  
By Arrangement

**Viewing**  
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