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Victoria Building
6a Donside Road
Alford
AB33 8WB

Rental: £800 p.c.m.

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solicitors & estate agents

the information contained within these these particulars should not be relied upon as statements or a representation of fact

Victoria Building, 6a Donside Road, Alford, AB33 8WB

We are delighted to offer for lease this immaculately presented and extremely well proportioned SELF CONTAINED FIRST FLOOR FLAT, situated in the heart of the main street in a traditional building. Located in the popular country village of Alford, this property is within walking distance of the excellent shopping and recreational facilities on offer, primary & secondary schools, and is within commuting distance of Westhill and Aberdeen. Superb walks along the River Don are on the doorstep, with Haughton House Country Park a short distance away. The property has been substantially upgraded by the present owners and is tastefully and freshly decorated throughout.

Comprises:- Entrance Stairwell; Hallway; Lounge; Extensive Modern Dining Kitchen; Master Bedroom With En Suite; 3 Further Double Bedrooms; Bathroom with shower. The property enjoys the benefits of electric heating and has uPVC double glazing and newly fitted carpets throughout. There is off street parking at the side with visitors' spaces available.

ACCOMMODATION COMPRISES: Entrance to the property is gained via uPVC door into the stairwell. Carpeted staircase with wooden banister leads to the upper floor and the accommodation.

HALLWAY: Upper landing gives access to all accommodation. Open reception hallway. 2 shelved large storage cupboards, one of which gives access to the electric meter and fuse box. Wall mounted heater. Smoke detector. Fitted carpet.

LOUNGE: (15' x 12' 6" approx) Attractive and spacious room with 2 double glazed windows offering opposing aspects, allowing a wealth of natural light, and making this room very bright and airy. Feature marble fireplace with tiled insert housing a modern electric fire.



hallway



lounge

DINING KITCHEN: (16' x 15' at widest) Fabulous sized room with more than adequate space for additional dining room furniture. Fitted with modern Beech base and eye level units incorporating glazed display units and a beechblock effect worktop around. Stainless steel sink with single drainer and mixer tap. Cupboard which gives access to the water tanks. Automatic washing machine, dishwasher, fridge freezer.

MASTER BEDROOM: (12' x 11' 9" approx) Most attractive room with double glazed window to the rear. Built in wardrobes fronted by 3 sliding mirrored doors with hanging rails and shelving.

Door to:- **EN SUITE:** Fitted with a modern white two piece suite, wash hand basin is on pedestal with large mirror and electric shaver socket above. Separate shower enclosure with aquapanel and glazed screen, housing an electric instant shower. Double glazed window to the rear with screen and fitted blind. Laminate flooring.

BEDROOM 2: (12' 2" x 12' approx) With double glazed window this time to the front of the property. High ceiling with plaster corning and a decorative centre light fitment. Built in wardrobes fronted by 2 sliding mirrored doors, hanging rails and shelving.



kitchen

BEDROOM 3: (12' 2" x 8' 6" approx) Again to the front, with double glazed window.

BEDROOM 4: (12' 2" x 8' 6" approx) Double glazed window again to the front. Laminate flooring,

FAMILY BATHROOM: (6' 10" x 6' 2" approx) Fitted with a white three piece suite, W.C., wash hand basin, electric instant shower over the bath with glass screen. Aquapanelling to bath, shower and window areas. Double glazed frosted window with display sill. Heated chrome towel rail. Ceramic flooring.

OUTSIDE: Off street parking is available to the side of the property.



dining area



master bedroom



bedroom 2



bedroom 3



family bathroom



master bedroom ensuite