

269 Holburn Street, Aberdeen, AB10 7FL

  **Matthew Cohen** 
& ASSOCIATES Ltd

www.matthewcohen.co.uk



BONAWE
Donside Road
Alford, AB33 8QE

For Lease £1250 pcm

t: 01224 433301

info@matthewcohen.co.uk

solicitors

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

BONAWE
DONSIDE ROAD
ALFORD
AB33 8QE

DECEPTIVELY SPACIOUS FOUR/FIVE BEDROOMED FAMILY BUNGALOW – VIEWING HIGHLY RECOMMENDED

We are delighted to offer for Lease this recently refurbished attractive FOUR BEDROOMED DETACHED BUNGALOW set approximately half a mile west of Alford on the main A944 road. The property offers extremely spacious accommodation on two levels with a guest wing comprising of Bedroom and bathroom. The property benefits from Oil fired central heating, mains water and electricity, well cared for garden grounds surrounding the property with an extensive plot of ground extending to approximately 2 acres, driveway with space for several cars, detached single garage and one large workshop.

Alford is a pleasant thriving village with a range of shops catering for most day to day requirements. Facilities include a post office, bank, doctor's surgery, dentist, hotels and garage. There are various recreational facilities including an 18 hole golf course, swimming pool, community centre and dry ski slope. The area is well serviced by schools.

Available Immediately

For Lease £1250.00 p.c.m.



lounge

Family Lounge (4.97m x 3.6m approx)

A bright lounge with full length sliding patio doors to front with woodland views and window to side; attractive feature fireplace and surround housing solid fuel fire; TV aerial point; telephone point; radiator.

Dining Kitchen (3.88 x 4.15m approx)

A spacious dining kitchen with French doors to rear leading out into the garden; fitted with a wide range of wall and base units with glazed door panels and lighting; Stainless Steel Ranger Cooker with 5 induction hobs and large oven with matching stainless steel hood; washing machine; central island; wooden flooring; beamed ceiling.



dining kitchen

Dining Room (4.28m x 3.35m approx)

L-shaped room next to kitchen recently decorated with picture window over looking the rear garden

Guest Wing (4.14m X 3.97m)

Hallway leading from kitchen through to bedroom with a separate Bathroom, built in Wardrobe and pation doors to rear

Bathroom

A recently re-tiled and refurbished bathroom fitted with three piece white suite comprising wc, whb and bath with shower attachment; heated towel rail; shaver point; parquet flooring; window to rear.

Master Bedroom (3.91m x 3.57m approx)

A large freshly decorated double bedroom with patio doors giving access to rear garden; TV aerial point; fitted wardrobe providing shelving and hanging space; radiator.

Upper Floor

Double Bedroom (3) (3.87m x 5.42m approx)

An extremely spacious double bedroom on the upper level with window to front; TV aerial point; radiator.

Double Bedroom (2) (5.41m x 3.24m approx)

Another good sized double bedroom on the upper level with open outlook to rear; TV aerial point; radiator.

Shower Room

Fitted with three piece suite comprising wc, whb and separate fully tiled shower cubicle; spotlights; parquet flooring; radiator.

Study/Lounge Area

An L-shaped room on the upper level which would be suited as a study or lounge; Selection of chars and seating area window to rear; radiator.



dining room



master bedroom



hall

Outside

Front – A most attractive large garden which is mainly laid to lawn with a selection of mature trees and shrubs. There is a large tarred parking area with space for several cars giving access to garage.

Rear – area of ground laid in gravel chips with patio area.

Garage

A single detached garage with up and over door; power and light.

Workshop 1 (72'0" x 32'7" approx)

A large steel framed workshop with concrete floor, large sliding double vehicle doors, power and light and a toilet.



house rear

Directions

Take the A944 Aberdeen/Alford Road continue through the main road out of town. 'Bonawe' is situated approximately half a mile past the national speed limit sign, being the third property on the left after this sign.



study / lounge area



double bedroom 1



double bedroom 2



double bedroom 3