



7 CORSE AVENUE
KINGSWELLS, ABERDEEN



7 CORSE AVENUE, KINGSWELLS, ABERDEEN

Spacious 4 bedroom detached family home in a desirable residential location with double garage

City Centre 6 miles ■ Aberdeen International Airport 3 miles ■ Westhill 4 miles

- 2 reception rooms. 4 bedrooms
- Immaculate family home
- Accommodation spanning over 3 levels
- Generous garden grounds
- Integral double garage
- Close to a wealth of amenities



Galbraith

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 **OnTheMarket**



SITUATION

Within easy commute to the City Centre, Kingswells is a popular suburb on the western outskirts of Aberdeen and combines the beauty of the countryside with the excitement of the city. Nursery and primary education are catered for within the area and secondary education is available at Hazlehead Academy. Lovely walks can be enjoyed within the surrounding countryside. There are regular transport links to the city center and the business parks at Kingswells and Westhill from the nearby Park-n-Ride, there are also excellent road links close by which unlocks the northeast of Scotland. The subjects enjoy easy access to the AWPR and Aberdeen Airport along with the associated business centres to the north of the city.

DESCRIPTION

7 Corse Avenue is a substantial 4 bedroom detached family home sat in immaculate garden grounds and enjoying a peaceful position with a lovely open view towards a woodland area. Situated in the desirable suburb of Kingswells, the property has a quiet location yet is in walking distance of local amenities. Immaculately maintained, this property offers exceptionally spacious family accommodation over three levels. The vestibule has a cloakroom and leads through to the large entrance hall with a carpeted staircase leading to the mezzanine level, upper level and down to the integral garage. The lounge is a particularly spacious room overlooking both the front and rear with French doors opening out to a balcony. The separate dining room could also be used as a playroom for children or as a work-from-home office. The impressive family dining kitchen has a range of modern wall and base-mounted units with integrated appliances. Continuing through the ground floor level, a handy utility room has co-ordinating base units, and an exterior door here leads to the garden. The master bedroom has an ensuite shower room and extensive built-in wardrobes. There are three further double bedrooms, two of which have built-in wardrobes. The main family bathroom has a three-piece suite and there is a separate shower cubicle. There is a large driveway leading to an integral double garage, whilst the garden ground is generous with a sheltered patio area.

ACCOMMODATION

GROUND FLOOR: Entrance Vestibule; Cloakroom with WC; Hallway; Master Bedroom with ensuite Shower Room; Dining Room; Dining Kitchen; Utility Room.

MEZZANINE FLOOR: Living Room.

FIRST FLOOR: Hallway; Three Bedrooms; Bathroom.

GARDEN

There are garden grounds to the front, side and rear of the house. Boundaries are formed in hedges or with block walls. There is a driveway to the front of the garage providing off street parking.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

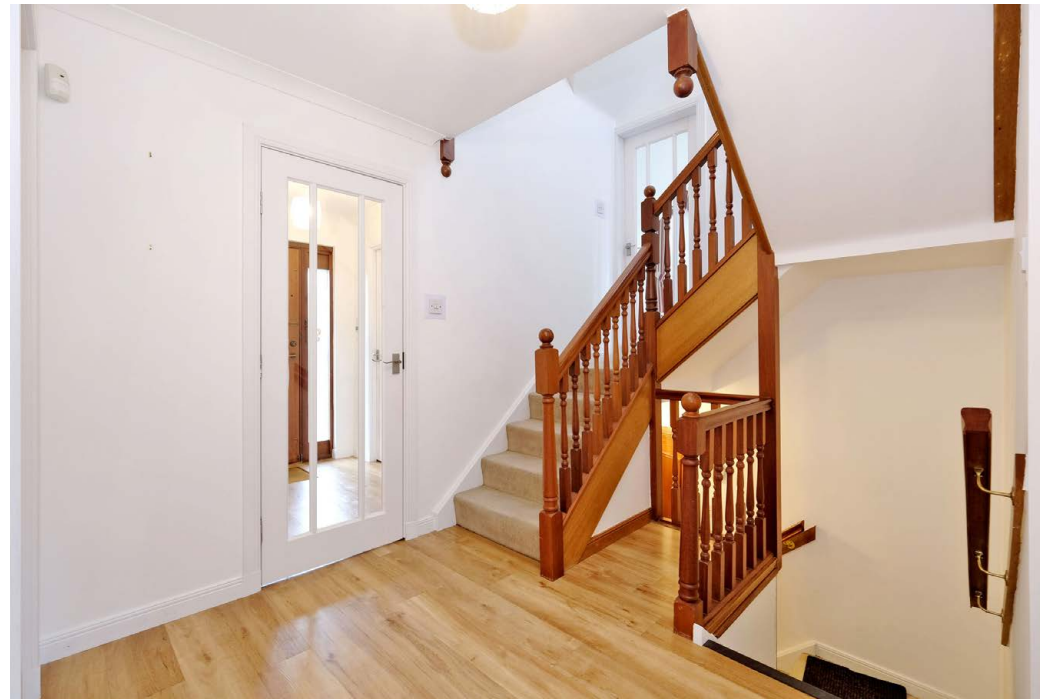
Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
7 Corse Avenue	Mains	Mains	Mains	Freehold	Gas CH	Band G	C

DIRECTIONS

On reaching Kingswells via the A944, take the third exit at the first roundabout onto the C89C Chapel of Stoneywood, Fairly Road, continue along for 1.2 of a mile, turning right at Kingswood Drive and then left onto Corse Avenue.

POST CODE

AB15 8TL



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: punctuate.amended.table

VIEWINGS

Strictly by appointment with the Selling Agents.

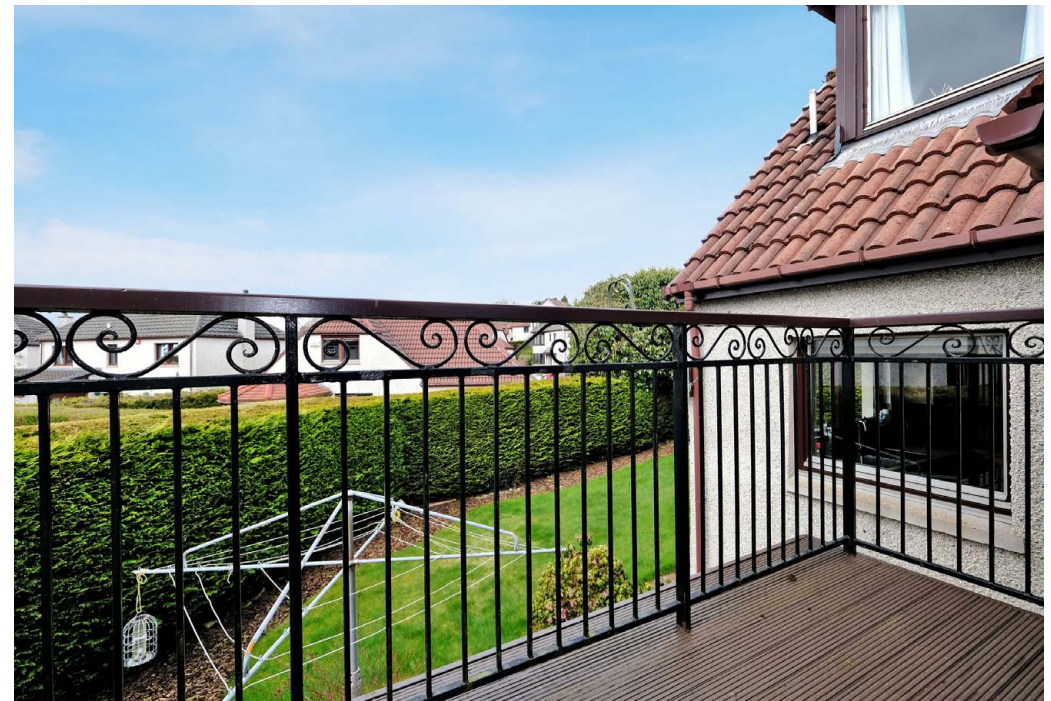
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

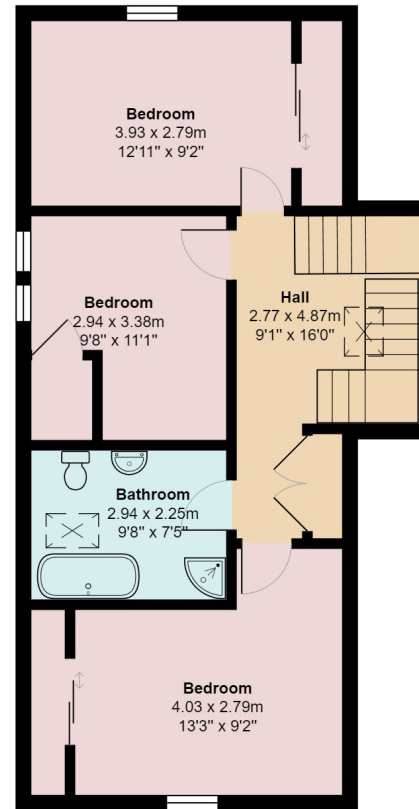
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024



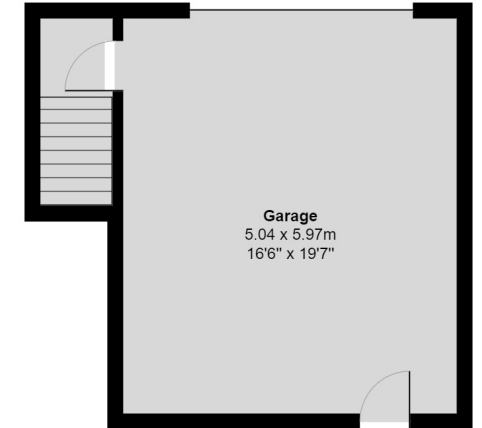
7 Corse Avenue



Ground Floor



First Floor



Garage



Galbraith


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