



12 Parkhill Circle, Dyce,
Aberdeen, AB21 7FN

Fixed Price £185,000
£10,000 BELOW HOME REPORT VALUE
AS AT 27.04.2024

peterkins



12 Parkhill Circle,
Dyce, Aberdeen,
AB21 7FN

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£10,000 Below Home Report
Value AS AT 27.04.2024

- Semi-Detached Dwellinghouse
- Living/Dining Room
- Dining Kitchen with Appliances
- Three Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Insulated Loft
- Well Maintained Gardens
- Driveway
- Detached Single Garage

Viewing contact Peterkins
(01224) 428100

Ref: 46825/1

EPC: Band D

Description:

We are delighted to offer for sale this wonderful **three bedrooed, semi-detached dwellinghouse**, situated within the popular suburb of Dyce. The property has been well maintained and provides spacious family sized accommodation spanning over two floors and comprising of: Hallway; living/dining room; dining kitchen with appliances; shower room. Upper Floor: Three double bedrooms; loft access. Outside there are well maintained gardens to the front and rear of the property and a long driveway to the side of the house which leads up to the detached single garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Dyce is a popular residential area lying to the north of the city. There are ample shopping and recreational facilities including a community centre, swimming pool, library, squash club, bowling green and excellent educational facilities both primary and secondary. The City Centre and the Industrial Estates of both Dyce and Bridge of Don are within easy reach. The area is also well served by public transport including regular rail links.

Directions:

On entering Dyce (from the City Centre) take the second exit at the roundabout with the Delta Hotel onto Riverview Drive then turn left onto Overton Circle. Follow the road and take the first left onto Parkhill Circle. Number 12 is situated on the right-hand side of the road as indicated by our 'For Sale' sign.

Hallway:

A partially glazed exterior door with glazed side panel gives access to the hallway; carpeted staircase with handrail leading to the upper floor; built-in under stair storage cupboard housing the central heating boiler; frosted window to the front of the house; radiator; smoke detector; CO detector; parquet flooring at entrance with matwell; fitted carpet; glazed interior door with side panel leads to the living/dining room.

Living/Dining Room: 7.71m x 3.80m approx.

Generously proportioned living/dining room which extends the entire depth of the property; windows to the front and rear of the house fitted with vertical blinds; feature stone constructed fireplace with a granite hearth and log effect electric fire; television point; two radiators; ceiling cornice; two ceiling light fittings; fitted carpet; sliding door leading to the kitchen.

Dining Kitchen: 4.84m x 2.86m approx.

The well equipped dining kitchen is fitted with an excellent range of beech effect base and wall mounted cabinets linked by contrasting work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; gas hob with an additional stainless steel splashback behind; built-in oven and microwave; free standing fridge, freezer, washing machine and tumble dryer; space for a dining table and chairs; large picture window overlooking the rear garden fitted with a roller blind; radiator; heat detector; florescent strip light; matwell; vinyl flooring; glazed exterior door leading out to the rear garden.

Shower Room:

The well designed shower room is located off the ground floor hallway and comprises of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and corner shower cubicle complete with a mixer shower; ceramic wall tiles around suite; chrome ladder style radiator; wall mounted mirror; frosted window to the side of the house complete with a roller blind; downlighters; tiled floor.



Upper Floor:

Window to the side of the house; hatch to the insulated loft; built in storage cupboard; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 3.18m x 2.80m approx.

Spacious double bedroom with a rear garden aspect; triple formation window fitted with vertical blinds; built-in wardrobes with sliding doors providing great hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 3.24m x 2.78m approx.

Good sized second double bedroom with a window to the front of the property fitted with vertical blinds; built-in wardrobes with sliding doors again providing good hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 3:

The third single bedroom overlooks the rear garden; window fitted with vertical blinds; access to the eaves; radiator; pendant light fitting; fitted carpet.

Outside:

There are well maintained gardens to the front and rear of the property. The front garden is mainly laid to grass with well established shrubs borders. The rear garden is also mainly laid to grass with mature shrub border and a paved patio area, ideal for al-fresco dining.

Outside:

There is a long driveway to the side of the house which provides good off-street parking and leads up to the detached single garage.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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