



37 Coningham Gardens,  
Aberdeen, AB24 2TU

Fixed Price £82,500

peterkins



## 37 Coningham Gardens, Aberdeen, AB24 2TU

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- Mid Terraced Bungalow
- Living Room with Feature Fireplace
- Dining Kitchen with Appliances
- One Double Bedroom
- Shower Room
- Part Electric & Gas Central Heating
- Double Glazing
- On Street Parking
- Exclusive Front Garden
- Shared Rear Garden

Viewing contact Peterkins  
(01224) 428100

Ref: 46571/1

EPC: Band C

Council Tax: Band B

Floor Area: 49m<sup>2</sup>

Tenure: Ownership

### Description:

We are pleased to offer for sale this charming **one bedroomed mid terraced bungalow** situated in a well-established area of the city. The property is well presented and would make an ideal purchase for the single person or couple looking to downsize. The accommodation comprises of: Entrance hallway; living room with feature gas fire; dining kitchen with appliances; one double bedroom; attractive shower room. Outside there is on street parking, an exclusive front garden and a shared rear garden. Heating is provided partly by a gas central heating system and electric heaters, all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale. Note: The furniture may be available by separate negotiation, if required.

### Location:

The property is situated in the Tillydrone area of Aberdeen, which is within minutes' walk of Aberdeen University. It is also well positioned for easy access to Dyce, Aberdeen Airport and Bridge of Don where many of the oil related offices are located. There are good public transport facilities making many parts of Aberdeen easily accessible from this area, as is the City Centre with its many shopping, recreational and leisure facilities.

### Directions:

From King Street head north towards St. Machar Drive, follow the road then turn right at the traffic lights onto Tillydrone Avenue. Continue along and take a left onto Coningham Terrace then right onto Coningham Gardens. Number 37 is indicated by our "For Sale" sign.

### Entrance Hallway:

A uPVC exterior door with fanlight gives access to the entrance hallway; electric meter cupboard; large built-in storage cupboard housing the central heating boiler; electric heater; smoke detector; CO detector; pendant light fitting; laminate flooring.

### Living Room: 13'87 x 11'3 (4.16m x 3.44m) approx.

The well presented living room has a window to the rear of the property fitted with "Venetian" blinds; oak fireplace with a granite inset and hearth complete with a gas fire; telephone point; television point; electric heater; ceiling light fitting; fitted carpet; door leading to the rear porch.

### Rear Porch:

Floor to ceiling windows fitted with "Venetian" blinds; ceiling light fitting; laminate flooring; uPVC exterior door leads out to the shared rear garden.

### Kitchen: 11'4 x 7'3 (3.46m x 2.20m) approx.

The dining kitchen is fitted with base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; gas hob with stainless steel chimney style extractor hood above; built-in oven; fridge/freezer; washing machine; space for a dining table and chairs; window to the front of the house fitted with "Venetian" blinds; two built-in storage cupboards; electric heater; halogen light fitting; laminate flooring.



**Bedroom: 10'8 x 10'3 (3.26m x 3.12m) approx.**

The spacious double bedroom is positioned to the rear of the property; window fitted with a “Venetian” blind; fitted bedroom furniture; radiator; pendant light fitting; fitted carpet.

**Shower Room:**

Attractive shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set onto a vanity unit and a corner shower unit complete with an electric shower; aqua panelled walls; electric heater; heated towel rail; large built-in storage cupboard; frosted window to the front of the house fitted with a “Venetian” blind; LED illuminated mirror; halogen light fitting; vinyl flooring.

**Outside:**

There is on street parking, an exclusive front garden and a well maintained shared garden to the rear of the house.



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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.

**peterkins**

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