



12 Ellerslie Road, Bucksburn,
Aberdeen, AB21 9EJ

Offers Over £240,000
£10,000 BELOW HOME REPORT VALUE
AS AT 14/11/2024

peterkins



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VALUE AS AT 14/11/2024

- Semi-Detached Granite Dwellinghouse
- Requires Some Modernisation
- Lounge with a Bay Window & Feature Gas Fire
- Dining Room
- Dining Kitchen
- Utility Room
- Shower Room
- Four Double Bedrooms
- Four-Piece Bathroom
- Cloakroom
- Substantial Attic
- Gas Central Heating
- Part Double Glazing
- Well Maintained Gardens
- Off Street Parking

Viewing contact Peterkins
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Ref: 6617/1

EPC: Band E

Description:

We are delighted to offer for sale this **four bedroom semi-detached granite dwellinghouse** which is situated in a quiet tree lined street within the popular Bucksburn area of the city. The property requires some modernisation but retains some period features including high ceilings, a bay window in the lounge, deep skirting boards and moulded ceiling corning in most rooms. The spacious family accommodation spans over two floors and comprises of: Entrance vestibule; welcoming hallway with staircase leading to the upper floor; well appointed lounge with a feature gas fire; dining room; dining kitchen; utility room; shower room; bedroom 4. Upper Floor: Library area off hallway; three double bedrooms; cloakroom; four-piece bathroom; access to the substantial attic. Outside there are well maintained gardens and an off street parking space to the front of the house. Heating is provided by a gas central heating system and the windows are partially double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Bucksburn is a popular suburb of the city easily accessible by public transport to the City Centre and beyond. There are local shops and educational facilities, a leisure centre, bowling green and an excellent 18-hole golf course nearby. Bucksburn is conveniently placed for the industrial estates at both Dyce and Bridge of Don and the main arterial route through the city is minutes away. The property is also within easy reach of Aberdeen International Airport, the P & J arena and the AWPR bypass which is only minutes away, which gives commuter regular access to the north and south of the city. In addition, there are primary schools and a secondary school in the area.

Directions:

Travelling from the main Aberdeen Ring Road proceed to the Haudagain roundabout and exit onto Auchmill Road. Proceed and take the first slip road onto Oldmeldrum Road and at the T-junction turn left onto Bankhead Road. Continue and take the second road on the right onto Station Road and at the end of the street turn right onto Ellerslie Road. Number 12 is situated on the right as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

A hardwood exterior door with glazed panel above gives access to the entrance vestibule; electric meter cupboard; ceiling cornice; matwell; vinyl flooring; glazed door leads to the hallway.

Hallway:

Welcoming hallway with a carpeted staircase and two handrails leading to the upper floor; radiator; ceiling cornice; ceiling light fitting; deep skirting boards; vinyl flooring.



Lounge: 16'11 x 12'9 (5.16m x 3.89m) approx.

Well appointed lounge with a bay window to the front of the property; feature inset gas fire with a tiled hearth; two radiators; secondary glazing; smoke detector; ceiling cornice; pendant light fitting; deep skirting boards; fitted carpet.

Dining Room: 14'1 x 11'5 (4.28m x 3.48m) approx.

The generously proportioned dining room has a lovely rear garden aspect; window to the rear fitted with a roller blind; secondary glazing; telephone point; radiator; ceiling cornice; pendant light fitting; deep skirting boards; stripped wooden flooring.

Dining Kitchen: 11'0 x 8'9 (3.35m x 2.66m) approx.

The dining kitchen is fitted with a range of beech effect base cabinets; stainless steel sink and drainer with splashback tiling behind; gas cooker; slimline dishwasher; built-in cupboard housing the fridge/freezer; window to the rear of the house fitted with a "Day to Night" blind; shelved recess; radiator; heat detector; halogen light fitting; deep skirting boards; tile effect laminate flooring; a part glazed door leads to the utility/boiler room.

Utility/Boiler Room: 7'3 x 6'10 (2.21m x 2.07m) approx.

The utility/boiler room houses the washing machine and tumble dryer; large built-in pantry cupboard; further cupboard housing the central heating boiler and hot water tank; two windows overlooking the rear garden; two ceiling light fittings; tiled flooring; door to the shower room and an exterior door leading out to the rear garden.

Shower Room:

The shower room is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern; wash hand basin set into a vanity unit and an aqua panelled shower unit complete with a mixer shower; ceramic wall tiles behind the W.C. sink; radiator; frosted window to the rear of the house; downlighter; tiled flooring.

Bedroom 4: 14'3 x 7'5 (4.34m x 2.26m) approx.

The fourth double bedroom is currently being used as a study; window to the front of the property fitted with a roller blind; radiator; pendant light fitting; deep skirting board; fitted carpet.

Upper Floor:

Built-in low level storage cupboard and wall light on the half landing; library area with shelving and built-in storage unit; "Skylight" smoke detector; ceiling cornice; pendant light fitting; fitted carpet.

Bedroom 1: 13'9 x 12'4 (4.19m x 3.75m) approx.

Spacious double bedroom with a window to the front of the house fitted with two roller blinds; secondary glazing; fitted wardrobes with louvre doors providing good hanging and storage space; radiator; ceiling cornice; pendant light fitting; deep skirting boards; fitted carpet.

Bedroom 2: 14'4 x 11'4 (4.36m x 3.46m) approx.

Good sized second double bedroom positioned to the front of the house; window fitted with a roller blind; radiator; ceiling cornice; pendant light fitting; deep skirting boards; fitted carpet.

Bedroom 3: 11'11 x 10'11 (3.64m x 3.32m) approx.

Airy third double bedroom with a rear garden aspect; window fitted with a roller blind; radiator; pendant light fitting; deep skirting boards; fitted carpet.

Cloakroom:

Fitted with a two-piece cloakroom suite; "Skylight"; pendant light fitting; vinyl flooring.

Bathroom:

The bathroom is fitted with a white four-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit, bath with splashback tiling behind; and an aqua panelled shower unit complete with a mixer shower; chrome ladder style radiator; wall mounted medicine cabinet; window to the rear of the house; pendant light fitting; tile effect laminate flooring.

Attic: 23'9 x 11'4 (7.25m x 3.46m) approx.

The substantial floored attic is accessed from the upper hallway and houses the cold water tank; two "Velux" windows; two ceiling light fittings.





Outside:

There are well maintained gardens to the front and rear of the house.

The front garden is mainly laid to granite chips for low maintenance with a lock block pathway and steps leading up to the front door.

The enclosed rear garden is mainly laid to grass with a paved patio area, feature cherry tree and well established shrub borders. There is also an outhouse, timber garden shed, rotary dryer and garden gates leading out to the rear lane and to the side of the house where the gas meter is located.

Parking:

There is a tarred off street parking space to the front of the house together with ample on street parking available on Ellerslie Road.



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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