



239 Stoneywood Road,
Stoneywood, Aberdeen, AB21 9JS

Fixed Price £120,000

peterkins



239 Stoneywood Road,
Stoneywood, Aberdeen,
AB21 9JS

Fixed Price £120,000

- Appealing Mid Terraced Dwellinghouse
- Living Room on Semi Open Plan to the Dining Kitchen
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Well Maintained Gardens
- Resident's & On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 46413/2

EPC: D

Council Tax: Band B

Floor Area: 70m²

Tenure: Ownership

Description:

We have the pleasure in offering for sale this appealing **two bedroom mid terraced dwellinghouse** situated within the popular Stoneywood area of the city, close to local amenities. The property is immaculately presented with fresh neutral décor, making an ideal purchase for a young couple of first-time buyers. The spacious accommodation spans over two floors and comprises of: Entrance hallway with a staircase leading to the upper floor; living room on semi-open plan to the dining kitchen; bathroom with an over bath shower. Upper Floor: Two double bedrooms. Outside there are very well-maintained gardens together with resident's and on street parking to the rear of the property. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale.

Location:

Local amenities are well catered for within Stoneywood including primary and secondary schools, a range of shops including a Co-op supermarket and the popular Marks & Spencer food hall. There are also fantastic recreational facilities including a library, squash club, bowling green and community centre. The area is popular with families and within easy reach by car, bus or rail of the City Centre. Aberdeen International Airport is also within easy reach as is the train station at Dyce, and the industrial estates at Dyce and the Bridge of Don. In addition, the AWPR is located nearby for easy access to both north and south of the city.

Directions:

Travel north to Bucksburn from Aberdeen City Centre via George Street, Auchmill Road, and Inverurie Road following the signposts for Dyce. Proceed for some distance onto Stoneywood Road and the property is located on the left as indicated by our "For Sale" sign.

Entrance Hallway:

A uPVC exterior door with fanlight gives access to the entrance hallway; carpeted staircase with handrail leading to the upper floor; electric meter cupboard; further cupboard housing the hot and cold water tanks; smoke detector; ceiling light fitting; matwell; laminate flooring; glass panelled door leads to the living room.

Living Room: 10'6 x 10'2 (3.21m x 3.09m) approx.

The living room is positioned to the front of the house and is on semi-open plan to the dining kitchen; twin window fitted with vertical blinds; radiator; pendant light fitting; laminate flooring.

Dining Kitchen: 22'7x 7'0 (6.89m x 2.14m) approx.

The well equipped dining kitchen is fitted with an excellent range of beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; breakfast bar; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a cooker hood extractor above; built-in oven; integrated dishwasher; space for a washing machine, fridge and freezer; two windows with a rear garden aspect, one fitted with vertical blinds and the other with "Venetian" blinds; under stair storage cupboard; radiator; pendant light fitting and bar spotlight fitting.



Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin and bath complete with an over bath electric shower; frosted window to the front of the house; radiator; ceiling light fitting; stripped and varnished floor.

Upper Floor:

Window to the rear of the house; smoke detector; ceiling light fitting; fitted carpet.

Bedroom 1: 14'0 x 10'7 (4.26m x 3.22m) approx.

Bright and airy double bedroom with a twin window to the front of the house fitted with "Venetian" blinds; two built-in wardrobes with sliding doors providing great hanging and storage facilities; two chest of drawers; smaller window to the rear of the building; hatch to loft; bar spotlight fitting; laminate flooring.

Bedroom 2: 4.27m x 2.47m approx.

Spacious second bedroom overlooking the front of the property; twin window fitted with "Venetian" blinds; smaller window to the rear of the house; built-in wardrobe with sliding mirrored doors; bar spotlight fitting; laminate flooring.

Outside:

There are very well-maintained gardens to the front and rear of the house. The front garden is laid for low maintenance to granite chips and has a paved pathway leading up to the front door. The enclosed rear garden is mainly laid to grass with a granite chipped area, paved pathway, timber garden shed, rotary dryer and outdoor water tap. **Note:** The gas meter is located at the front of the property.

Parking:

There is resident's and on street parking to the rear on Pheonix Place.



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.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com