



121 Tollohill Drive, Kincorth,  
Aberdeen, AB12 5DJ

Offers Over £120,000

peterkins





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Kincorth,  
Aberdeen,  
AB12 5DJ

## Offers Over £120,000

- Mid-Terraced Dwellinghouse
- Bright & Airy Living Room with a Dual Aspect
- Dining Kitchen with Appliances
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Front & Rear Gardens
- Ample On Street Parking

Viewing contact Peterkins  
on (01224) 428100

Ref: 47592/1  
EPC: C  
Council Tax: Band B  
Tenure: Ownership

### Description:

We have the pleasure in offering for sale this fantastic **two-bedroom mid terraced dwellinghouse** which enjoys an elevated position with lovely views out to sea. The property is well-presented and decorated in neutral tones with quality blinds/curtains and co-ordinated floor coverings. The spacious accommodation spans over two floors and comprises of: Hallway; bright and airy living room with a dual aspect; dining kitchen with access to the rear garden. Upper Floor: Two double bedrooms; bathroom with an over bath shower; loft access. Outside there are well-tended gardens and ample on street parking. 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:

Kincorth lies to the south of the city and enjoys numerous social and leisure facilities including a community centre which offers activities for all age groups, sports centre, churches, a doctor's surgery and a public library. There are also local shops and a shopping precinct close by, as well as primary and secondary schools. Robert Gordon's University and the business parks at Altens and Cove are only a few minutes' drive from the property. Regular public transport allows access to the City Centre and beyond. There is also the opportunity to enjoy lovely walks along the banks of the River Dee and the Duthie Park with its many attractions including the Winter Gardens is also nearby.

### Directions:

From the West End of Union Street turn left onto Holburn Street and proceed straight ahead at the traffic lights. At the roundabout take the second exit onto Great Southern Road and follow the road continuing straight ahead and over the King George VI bridge. At the next roundabout take the second exit onto Provost Watt Drive and follow the road up the hill to the end then turn left onto Cairngorm Drive and left again onto Tollohill Square. Tollohill Drive is the next road on the left and number 121 is situated a short distance along on the right as indicated by our "For Sale" sign.

### Hallway:

A part glazed uPVC exterior door with glazed side panel gives access to the hallway; a carpeted staircase with two handrails lead to the upper floor; under stair storage cupboard; electric meter cupboard; coat hooks; radiator; smoke detector; pendant light fitting; laminate flooring.

### Living Room: 19'3 x 10'4 (5.87m x 3.16m) approx.

Bright and airy living room with a dual aspect; windows to the front and rear of the house fitted with "Venetian" blinds; two radiators; smoke detector; two ceiling light fittings; laminate flooring.

### Dining Kitchen: 11'3 x 10'1 (3.43m x 3.07m) approx.

The dining kitchen is fitted with an excellent range of white high gloss base and wall mounted cabinets linked by contrasting work surfaces and matching splashbacks; stainless steel sink and drainer with a mixer tap; induction hob with a stainless steel chimney style extractor hood above; built-in oven and microwave; washing machine; integrated fridge/freezer; integrated dishwasher; wall mounted mirror; space for a small dining table and chairs; window overlooking the rear garden fitted with a roller blind; "Hive" central heating controls; heat detector; downlighters; tiled floor; a uPVC exterior door leads out to the rear garden.



#### Upper Floor:

Hatch to the loft which houses the central heating boiler; smoke detector; pendant light fitting; fitted carpet.

#### Bedroom 1: 13'10 x 9'1 (4.21m x 2.78m) approx.

Generous double bedroom with two windows to the front of the property fitted with "Venetian" blinds; built-in wall to wall wardrobe with sliding mirrored doors provides great hanging and storage space; large built-in storage cupboard; radiator; ceiling light fitting; fitted carpet.

#### Bedroom 2: 11'2 x 9'10 (3.40m x 2.99m) approx.

Good sized second double bedroom with a rear garden aspect; twin window fitted with "Venetian" blinds; built-in shelved storage cupboard; radiator; pendant light fitting; fitted carpet.

#### Bathroom:

The fully aqua panelled bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an over bath electric shower and a sliding glass shower screen; wall mounted mirrored medicine cabinet; frosted window to the rear of the house; chrome ladder style towel rail; three branch spotlight fitting; wood effect vinyl flooring.

#### Outside:

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

The front garden is mainly laid to grass with a paved patio area; stairs from street level lead up to the front door; gas meter.

The enclosed rear garden is also mainly laid to grass with stairs leading up to a large, paved patio area. In addition, there is a timber garden shed and a shared drying area. The garden furniture is to be included in the sale.

#### Parking:

Ample on street parking can be found outside the property on Tollohill Drive.

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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.

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