



42 Annfield Terrace,  
Aberdeen, AB10 6TJ

Offers Over £240,000

peterkins





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- Semi-detached Property in West End Location
- Welcoming Living Room
- Generous Sitting Room
- Fitted Kitchen
- Three Double bedrooms
- Family Bathroom
- Storage Loft
- Gas Central Heating
- Double Glazing
- Well-maintained Gardens to the Front and Rear
- Driveway and Single Garage

Viewing contact Peterkins  
(01224) 428100

Ref: 27272/2

EPC: E TAX: E

Floor Area: 96m<sup>2</sup>

Tenure: Ownership

#### Description:

Early viewing is highly recommended to appreciate this appealing **three bedroomed semi-detached property** within a desirable West End location. The accommodation spans over two floors and comprises of: welcoming hallway; generously proportioned living room with a gas fire; sitting room, again with a gas fire; kitchen with appliances and access to the rear garden; three double bedrooms; and bathroom with an over bath shower. Outside, there is a hedge providing a good level of privacy along with a paved path to the front door. Also to the front is a driveway laid to stone chippings and paving slabs leading to the single garage. To the rear: a paved patio area provides an ideal spot for al fresco dining and entertaining; a drying green occupies the centre of the garden, while a border of mature trees and shrubs surrounds the garden, with a paved path between the two. Heating is provided by a gas central heating system which benefits from "Hive" central heating controls and all windows are double glazed. The fitted flooring, light fittings, blinds, curtains and freestanding wardrobes will be included in the sale. **Note:** both gas fires were serviced in January 2025 by a Gas Safe engineer.

#### Location:

Annfield Terrace is situated in a quiet west end location which is well served by local shops and public transport facilities, and excellent Primary and Secondary Schools, including a number of private schools. The area is centrally located with most parts of the city readily accessible and the AWPR is also nearby providing links to the north and south of Aberdeen. The west end of Union Street, with its many attractions to include pubs, clubs, restaurants, shopping and leisure facilities, is within relatively easy walking distance.

#### Directions:

From the west end of Union Street turn left along Holburn Street, then turn first right into Union Grove. Continue along Union Grove for some distance, and turn left into Annfield Terrace, just before the roundabout with Forest Road. Number 42 is situated along on the left-hand side, as indicated by our 'For-Sale' sign.

#### Entrance Hallway:

A composite door leads into the hallway with carpeted staircase to the upper floor; understair cupboard; smoke detector; three branch light fitting; encased radiator; and fitted carpet.

#### Living Room: 4.35m x 3.77m (14'3" x 12'4") approx.

Welcoming living room with feature gas fire with marble hearth and alcoves either side; large window to the rear, fitted with a roman blind and curtains; smoke detector; 5-branch light fitting; ceiling rose; decorative coving; radiator; and fitted carpet.

#### Sitting Room: 3.83m x 3.78m (12'6" x 12'4") approx.

Generous sitting room with triple formation bay window fitted with roman blinds and curtains and enjoying a front aspect; gas fire with decorative surround, wooden mantelpiece and marble hearth; decorative coving; smoke detector; 5-branch light fitting; cupboard housing the electric meter and consumer unit; radiator; and fitted carpet.

#### Kitchen: 3.20m x 2.15m (10'5" x 7') approx.

Galley-style kitchen with a good selection of gloss base and wall-mounted units, complementary work surfaces and tiling to splashback; large window to the rear garden; heat detector; downlights set in ceiling panels; single sink and drainer; gas hob with glass splashback behind; double oven; enclosed gas combi boiler; carbon monoxide detector; washing machine; freestanding fridge/freezer; radiator; laminate flooring; part-glazed uPVC door leading to the rear garden; and deep pantry cupboard with shelving. **Note:** the dishwasher will be removed.





#### Upper Landing:

The upper landing is accessed via the carpeted staircase from the entrance hallway; wooden balustrade; window on the half-landing fitted with a roman blind; pendant light fitting; hatch to the storage loft which is floored and fitted with a retractable ladder; smoke detector; and fitted carpet.

#### Bedroom 1: 3.78m x 3.07m (12'4" x 10') approx.

Generous double bedroom with large window fitted with a roller blind and curtains facing the rear garden; wall-to-wall fitted mirrored wardrobe providing excellent storage space; 5-branch light fitting; radiator; and fitted carpet.

#### Bedroom 2: 3.97m x 3.08m (13' x 10'1") approx. at widest points.

Further double bedroom with ample space for a home office; large window to the front fitted with a rolled blind and curtains; substantial freestanding wardrobe; 4-branch light fitting; radiator; and fitted carpet.

#### Bedroom 3: 3.96m x 2.91m (12'11" x 9'6") approx. at widest points.

Double bedroom with large window to the front; double formation freestanding wardrobe; 4-branch light fitting; radiator; and fitted carpet.

#### Bathroom: 2.66m x 1.82m (8'8" x 5'11") approx.

Partially tiled bathroom comprising a panelled bath with hand-held shower head, W.C. and wash hand basin with mixer tap; wall-mounted vanity unit; "Velux" window; pendant light fitting; chrome ladder-style radiator; and laminate flooring.

#### Outside:

The enclosed front garden is bordered by a hedge and is mainly paved with areas of stone chippings for low maintenance, with a border populated with mature shrubs and bushes. The gas meter is located to the front of the property. The generous rear garden is mainly laid to lawn with a clothes drying green. There is a paved path around the lawn area which is bordered with a selection of mature trees, shrubs and bushes. A side door from the kitchen gives access to the side of the property and the back door of the garage. An outside water supply is also located at the side of the property.

#### Parking:

The property benefits from a single garage and a driveway with wrought iron gate providing off-street parking for one vehicle.



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](mailto: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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