



20 Slains Avenue, Bridge of Don,
Aberdeen, AB22 8TY

Offers Over £185,000

peterkins



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- Inviting Mid-Terraced Dwellinghouse
- Exceptionally Spacious Living/Dining Room
- Cloakroom
- Well-Equipped Kitchen
- Three Bedrooms
- Four-Piece Bathroom
- Gas Central Heating
- Double Glazing
- Well-Kept Gardens
- Off-Street Parking

Viewing contact Peterkins
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Ref: 32010/3
EPC: Band D
Council Tax: Band C
Tenure: Ownership

Description:

We have the pleasure in offering for sale this inviting **three-bedroom mid-terraced dwellinghouse** situated within a popular Bridge of Don location. This wonderful family home has been well-maintained by the current owners and is designed for modern living. The spacious accommodation spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; cloakroom; exceptionally spacious living/dining room; well-equipped kitchen with integrated appliances. Upper Floor: Three bedrooms; four-piece bathroom; loft access. Outside there are well-kept gardens and off-street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, certain white goods; free-standing wardrobes in bedroom 1; light fittings, blinds and curtains will be included in the sale.

Location:

Bridge of Don is a popular suburb situated to the north side of Aberdeen and linked to the city by excellent commuter road and good public transport facilities. The area features an excellent choice of primary and secondary schooling, doctors and dentists, a wide range of shops including an ASDA supermarket and Tesco 24-hour Extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, community centre, playing fields and eighteen-hole golf course. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport.

Directions:

Travelling north on the Aberdeen to Ellon Road at the second roundabout take the first exit onto "The Parkway". Continue ahead and at the next roundabout take the third exit onto Scotstown Road. Turn left at the traffic lights onto Jesmond Drive then take the second road on the left onto Jesmond Avenue. Follow the road for some distance then take the sixth road on the left onto Slains Avenue. Number 20 is identified by our "For Sale" sign.

Entrance Hallway:

A part glazed uPVC exterior door gives access to the entrance hallway; a carpeted staircase with balustrade/handrail leads to the upper floor; large walk-in utility cupboard plumbed for a washing machine and space for a tumble dryer; feature panelled walls to dado height; radiator; smoke detector; two halogen bar style light fittings; laminate flooring.

Cloakroom:

Fitted with a white two-piece cloakroom suite; fully aqua panelled; built-in cupboard housing the electric meter; frosted window to the front of the house; pendant light fitting; laminate flooring.

Living/Dining Room: 25'2 x 10'1 (7.67m x 3.08m) approx.

Exceptionally spacious living/dining room with a wonderful dual aspect; large windows to the front and rear of the house which allow an abundance of natural light flow into the room; two radiators; smoke detector; two pendant light fittings; laminate flooring.

Kitchen: 9'6 x 9'2 (2.90m x 2.79m) approx.

The well-equipped kitchen is fitted with an excellent range of base and wall mounted cabinet linked by wood effect work surfaces and ceramic wall tiles; sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; integrated fridge/freezer and dishwasher; window to the rear of the property fitted with a roller blind; radiator; heat detector; downlighters; laminate flooring; a part glazed uPVC exterior door leads out to the rear garden.



Upper Floor:

Balustrade; built-in storage units on half landing; built-in cupboard housing the central heating boiler; further built-in storage cupboard; hatch to the loft; smoke detector; downlighters; fitted carpet.

Bedroom 1: 13'11 x 8'2 (4.25m x 2.49m) approx.

Well-appointed double bedroom with a rear garden aspect; window fitted with a roller blind; free-standing wardrobe providing good hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 11'7 x 9'2 (3.52m x 2.79m) approx.

Good sized double bedroom with a rear garden outlook; window fitted with a roller blind; wall mounted picture shelves; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 10'2 x 8'3 (3.10m x 2.52) approx.

The third bedroom is positioned to the front of the house and is currently being utilised as a study; window fitted with "Venetian" blinds; wall mounted picture shelves; radiator; pendant light fitting; laminate flooring.

Bathroom:

Attractive and fully tiled bathroom fitted with a white four-piece suite comprising of: W.C., wash hand basin with pedestal, bath and large shower unit complete with an electric shower; wall mounted mirror; chrome ladder radiator; frosted window to the front of the property; extractor fan; downlighters; tiled floor.

Outside:

The front garden is mainly laid to grass with a paved seating area and pathway with stairs leading up to the front door. There is also an outdoor store and are borders filled with shrubs, flowering plants together with willow and conifer trees; gas meter.

The rear garden is also mainly laid to grass with a decking seating area. In addition, there are borders filled with well-established plants together with a rotary drier storage bunker.

Parking:

There is an off-street parking space at the rear of the house.

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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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