



24 Northcote Avenue,  
Aberdeen, AB15 7TN

Offers Over £410,000

peterkins



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- Fantastic Detached Dwellinghouse
- Lounge with Bay Window & Feature Marble Fireplace
- Open Plan Kitchen & Dining/Family Room
- Utility Room
- Cloakroom
- Four Double Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Well-Tended Gardens
- Driveway & Single Garage

Viewing contact Peterkins  
(01224) 428100

Ref: 31277/6

EPC: C

Council Tax: Band G

Tenure: Ownership

**Description:**

Early viewing is highly recommended to appreciate the spacious interior of this fantastic **four bedroom detached dwellinghouse** which offers superb family living within a desirable city location. The modern décor is complimented by oak doors and quality fixtures and fittings. Discerning purchasers will no doubt be impressed with the level of family accommodation which spans over two floors and comprises of: Entrance vestibule; welcoming hallway; cloakroom; stylish lounge with bay window and feature marble fireplace; open plan kitchen and dining/family room; utility room. Upper Floor: Master bedroom with en-suite shower room; guest bedroom with en-suite shower room; two further double bedrooms; family bathroom with an over bath shower; loft access. Outside there are well-tended gardens and a tarred driveway to the front of the house which leads up to the integral single garage. 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:**

Northcote Avenue lies within a well-established residential area with easy access to a wealth of local amenities including Airyhall School, reputable secondary schools including the International School, local shops and Johnston Gardens with its lovely walks, only a short distance away. The shopping centre at Mannofield is within walking distance and the City Centre is only a 5-minute drive from the property. Regular public transport is readily available, and the main arterial route through the City is a short distance from the property.

**Directions:**

From the West End of Union Street, turn onto Holburn Street and at the traffic lights turn right onto Great Western Road. Proceed for some distance and at the Anderson Drive traffic lights continue straight ahead then take the third road on the right onto Craigton Road. At the junction proceed straight ahead onto Springfield Road then take the second left onto Northcote Avenue. Number 24 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

**The accommodation comprises of:-**

**Entrance Vestibule:**

A hardwood exterior door gives access to the entrance vestibule; radiator; ceiling cornice; downlighters; hard wearing ribbed carpet; a part glazed door leads through to the hallway.

**Hallway:**

Welcoming hallway with all ground floor accommodation leading off; a carpeted staircase with balustrade and wooden handrail leads to the upper floor; radiator; smoke detector; ceiling cornice; downlighters; laminate flooring; two sets of part glazed double doors give access to the lounge and kitchen.

**Cloakroom:**

Fitted with a two-piece cloakroom suite; ceramic wall tiles up to dado height; frosted window to the side of the house fitted with a "Roman" blind; radiator; extractor fan; spotlight fitting; tiled floor.



#### Lounge: 18'7 x 12'10 (5.68m x 3.92m) approx.

The stylish lounge has a wonderful bay window to the front of the property fitted with "Roman" blinds together with an additional window to the side also fitted with a "Roman" blind; feature marble fireplace complete with a "Living Flame" gas fire; two wall lights; radiator; smoke detector; ceiling cornice; modern ceiling light fitting; fitted carpet.

#### Open Plan Kitchen & Dining/Family Room: 21'11 x 18'0 (6.67m x 5.49m) approx.

Well-equipped kitchen fitted with an excellent range of base, wall mounted and glass display cabinets linked by co-ordinated work surfaces and ceramic wall tiles; under cabinet lighting; 1.5 x sink and drainer; "Flavel" cooker range with a stainless steel extractor hood above; integrated dishwasher, fridge and freezer; triple formation window overlooking the rear garden fitted with a "Roman" blind; downlighters; laminate flooring; door leading to the utility room.

The dining/family room boats "French" doors which lead out to the rear garden; built-in under stair cupboard housing the electric meter; additional tall fridge; radiator; modern ceiling light fitting; laminate flooring.

#### Utility Room: 10'6 x 5'7 (3.20m x 1.69m) approx.

The functional utility room is fitted with base units; work surface and splashback tiles; 1.5 x sink and drainer with a mixer tap; integrated washing machine and tumble dryer; built-in cupboard housing the hot water tank; wall mounted central heating controls; window to the side of the house fitted with a roller blind; radiator; extractor fan; halogen spotlight fitting; laminate flooring; door to the garage and a further part glazed hardwood exterior door leads out to the rear garden.

#### Upper Hallway:

Galleried landing; hatch to the loft; smoke detector; radiator; downlighters; fitted carpet.

#### Master Bedroom: 18'7 x 10'7 (5.66m x 3.23m) approx.

Stunning master bedroom featuring "French" doors which lead out to a decked balcony with wonderful open views; window overlooking the rear garden fitted with a "Roman" blind; two built-in double wardrobes providing great hanging and storage space; radiator; downlighters; fitted carpet; door to the en-suite shower room. **Note:** The wall mounted television bracket will remain.

#### En-Suite Shower Room:

Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C., countertop wash hand basin and an aqua panelled shower unit complete with a mixer shower; ceramic wall tiles to dado height; wall mounted mirrored vanity units incorporating a shaver point; frosted window to the side of the house; radiator; extractor fan; downlighters; tiled floor.

#### Guest Bedroom: 15'9 x 12'10 (4.81m x 3.90m) approx.

Generous guest double bedroom with a dual aspect; windows to the front and side of the property fitted with "Roman" blinds; built-in double wardrobe; radiator; downlighters; fitted carpet; door to the en-suite shower room.

#### En-Suite Shower Room:

The en-suite shower room fitted with a white three-piece suite comprising of: W.C., countertop wash hand basin and an aqua panelled shower unit complete with a mixer shower; ceramic wall tiles to dado height; wall mounted mirrored medicine cabinet; shaver point; frosted window to the side of the house fitted with a "Roman" blind; radiator; extractor fan; downlighters; tiled floor.

#### Bedroom 3: 15'7 x 8'10 (4.75m x 2.68m) approx.

Bright and airy third double bedroom with a rear garden aspect; window fitted with a "Roman" blind; radiator; downlighters; fitted carpet.

#### Bedroom 4: 10'2 x 9'3 (3.09m x 2.83m) approx.

The fourth double bedroom is currently being utilised as a study; built-in wardrobes; floating shelves; radiator; downlighters; fitted carpet.

#### Family Bathroom:

Attractive family bathroom fitted with a white three-piece suite comprising of: W.C., countertop wash hand basin and bath complete with an overhead mixer shower and glass shower screen; ceramic wall tiles to dado height and around bath; wall mounted mirror; glass display shelf; frosted window to the side of the property fitted with a "Roman" blind; radiator; extractor fan; downlighters; tiled floor.

#### Loft:

The loft is accessed from the upper hallway via a "Ramsay" ladder.







#### Outside:

There is a small area of garden at the front of the house which is mainly laid to granite chips for low maintenance with interspersed shrubs.

The enclosed rear garden is partly laid to grass with decked and paved patio areas, ideal for outdoor entertaining. There is also a border well stocked with mature shrubs.

**Note:** The gas meter is located on the gable wall.

#### Garage:

The integral single garage has an up and over door with power and light installed. It also houses the central heating boiler and an outdoor water tap.

#### Parking:

The tarred driveway provides good off-street parking for one car and leads up to the single garage.



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