



23 Craighdarroch Place, Mastrick,
Aberdeen, AB16 5SF

Offers Over £95,000

peterkins



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- Mid-Terraced Dwellinghouse
- Generously Proportioned Living Room
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- Bathroom with an Over Bath shower
- Gas Central Heating
- Double Glazing
- Tarred Parking Area to the Front of the House
- Enclosed Rear Garden

Viewing contact Peterkins
(01224) 428100

Ref: 9296/2

EPC: D

Council Tax: B

Tenure: Ownership

Description:

Situated within a well-established area of the city we are pleased to offer for sale this **two-bedroom mid-terraced dwellinghouse**. The house requires some modernisation/upgrading but provides spacious family accommodation spanning over two floors and comprising of: Entrance hallway with staircase leading to the upper floor; generously proportioned living room with a dual aspect and feature gas fire; fitted kitchen with appliances and access to the rear garden. Upper Floor: Two double bedrooms; bathroom with an over bath electric shower; loft access. Outside there is a tarred parking area to the front of house which provides good off-street parking for two cars and an enclosed garden to the rear. The property benefits from a gas central heating system and double glazing. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Mastrick is a popular residential area with a wide range of local amenities including shops, a medical centre, nursery, primary and secondary schools all within walking distance. The hospital complex at Foresterhill is close by and the subjects enjoy easy access to Anderson Drive, and to the business centers to the north and south of the city as well as Aberdeen Airport. The City Centre is a 5/10 minutes' drive from the property and regular public transport is readily available.

Directions:

Travelling north on Anderson Drive, continue through the traffic lights at the Lang Stracht and Ashgrove Road West. Take the first exit on the left onto Mastrick Road, follow the road and turn right onto Derry Avenue then take the second left onto Cairnwell Road. Craigendarroch Place is the second road on the right and number 23 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Hallway:

A part glazed uPVC exterior door gives access to the entrance hallway; a carpeted staircase with balustrade and two handrails leads to the upper floor; electric meter cupboard; under stair storage cupboard; window to the front of the house fitted with "Venetian" blinds; coat hooks; radiator; smoke detector; pendant light fitting; laminate flooring.

Living Room: 19'5 x 11'3 (5.92m x 3.42m) approx.

Generously proportioned living room with a front and rear aspect; windows fitted with "Venetian" blinds; feature gas fire with back boiler; two wall lights; radiator; ceiling cornice; ceiling light fitting; laminate flooring.

Kitchen: 3.40m x 2.24m (11'2 x 7'4) approx.

The kitchen is fitted with a range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; electric cooker with an extractor hood above; washer/dryer; fridge; dishwasher; chrome ladder style radiator; window to the rear of the property fitted with "Venetian" blinds; florescent strip light fitting; floor tiles; a part glazed uPVC exterior door leads out to the rear garden.



Upper Floor:

Hatch to the loft; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 4.72m x 3.05m (15'6 x 10'0) approx.

Spacious double bedroom with two windows fitted with "Venetian" blinds overlooking the front of the property; two built-in storage cupboards; radiator; ceiling light fitting; fitted carpet.

Bedroom 2: 3.53m x 2.72m (11'7 x 8'11) approx.

Good sized second double bedroom with a rear garden aspect; window fitted with "Venetian" blinds; radiator; pendant light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an over bath electric shower and glass shower screen; ceramic wall tiles around suite; wall mounted mirrored medicine cabinet; frosted window to the rear of the house; chrome ladder style radiator; ceiling light fitting; vinyl flooring.

Outside:

The rear garden is fully enclosed and partly laid to grass and granite chips. There is also a paved patio area, garden shed and an outdoor water tap.

Parking:

There is a tarred parking area to the front of the property providing off-street parking for two cars.



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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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Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com