



19 Summerhill Drive,  
Aberdeen, AB15 6EX

Offers Over £110,000

peterkins





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- End Terraced Dwellinghouse
- In Need of Modernisation/Upgrading
- Well-Proportioned Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Enclosed Front & Rear Gardens
- Off-Street Parking for One or Two Cars

Viewing contact Peterkins  
(01224) 428100

Ref: 41389/2  
EPC: D  
Council Tax: Band B  
Tenure: Ownership

**Description:**

We have the pleasure in offering for sale this **two-bedroom end terraced dwellinghouse** situated within a well-established area to the north of the city. The property is in need of upgrading/modernisation throughout but offers spacious family accommodation spanning over two floors and comprising of: Entrance vestibule with staircase leading to the upper floor; hallway; living room with a dual aspect; fitted kitchen. Upper Floor: Two double bedrooms; shower room; loft access. Outside there are fully enclosed gardens to the front and rear together with a driveway providing good off-street parking for one or two cars. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, integrated white goods, light fittings, blinds and curtains will be included in the sale.

**Location:**

Summerhill Drive is ideally located for easy access to the City Centre, Woodend Hospital and Foresterhill Hospital, industrial and office complexes both north and south of the city. Aberdeen International Airport is also within an easy commute. The local area is well served by good public transport facilities, a range of local shops and recreational facilities at Hazlehead Park and Hazlehead Golf Course.

**Directions:**

To reach the property travel along the Lang Stracht and take the first road on the left onto Summerhill Road then right again onto Summerhill Drive. Number 19 is situated on the right-hand side of the road indicated by our "For Sale" sign.

**The accommodation comprises:-**

**Entrance Vestibule:**

A part glazed uPVC exterior door gives access to the entrance vestibule; a carpet staircase with two handrails leads to the upper floor; built-in cupboard housing the electric meter; window to the side of the property fitted with vertical blinds; radiator; fitted carpet; a glass panelled door leads to the hallway.

**Hallway:**

Built-in under stair storage cupboard; two floating shelves; radiator; smoke detector; three branch ceiling light fitting; fitted carpet; glass panelled doors to the living room and kitchen.

**Living Room: 20'1 x 10'3 (6.13m x 3.12m) approx.**

Well-proportioned living room with a dual aspect; windows to the front and rear of the house fitted with vertical blinds; feature fireplace complete with a gas fire and back boiler; radiator; three wall lights; two light pendants; fitted carpet.

**Kitchen: 11'2 x 10'7 (3.41m x 3.22m) approx.**

The kitchen is fitted with an excellent range of oak base and wall mounted cabinets linked by granite work surfaces and ceramic wall tiles; 1.5 x stainless steel inset sink with a mixer tap; ceramic hob with a chimney style extractor hood above; built-in oven; integrated fridge/freezer; plumbed for a washing machine; window fitted with vertical blinds overlooking the rear garden; two halogen bar style light fittings; a part glazed uPVC exterior door leads out to the rear garden.





#### Upper Floor:

Window to the side of the property fitted with vertical blinds; hatch to the loft; smoke detector; halogen bar style light fitting; fitted carpet.

#### Bedroom 1: 12'9 x 8'9 (3.88m x 2.67m) approx.

Spacious double bedroom with a front aspect; two windows fitted with vertical blinds; fitted wardrobes and chest of drawers; built-in cupboard housing the central heating boiler and controls; radiator; CO detector; ceiling cornice; three branch ceiling light fitting; fitted carpet.

#### Bedroom 2: 9'7 x 9'1 (2.92m x 2.78m) approx.

Good sized second double bedroom with a window fitted with vertical blinds overlooking the rear garden; built-in wardrobe with sliding mirrored doors; built-in cupboard; radiator; ceiling cornice; three branch ceiling light fitting; fitted carpet.

#### Shower Room:

The fully tiled shower room is fitted with cream three-piece suite comprising of W.C., wash hand basin with pedestal and a shower enclosure complete with an electric shower; wall mounted mirror; frosted window to the rear of the house fitted with vertical blinds; electric towel rail; downlighters; tiled floor.

#### Outside:

The front garden is fully enclosed and mainly laid to paving for low maintenance; garden boundary wall; wrought iron gates; gas meter to side of the property.

The rear is also fully enclosed and split into two sections, the first is partly laid to grass and stone chips. The second section is laid to paving slabs for low maintenance and houses the greenhouse.

#### Parking:

There is a driveway to the side of the house providing good 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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