



30 Woodland View, Persley,
Aberdeen, AB21 9XW

Offers Over £285,000

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- Immaculate Semi-detached Property
- Generous Living Room
- Bright and Airy Dining Kitchen
- Master Bedroom with En-suite Shower Room
- Two Further Bedrooms
- Family Bathroom with Separate Shower Cubicle
- Cloakroom
- Gas Central Heating
- Photovoltaic Panels
- Double Glazing
- Well-maintained Front and Rear Gardens
- Double Width Driveway

Viewing contacts:

Please call Tim: 07584922937 or
Peterkins (01224) 428100

Ref: 46237/2

EPC: B Tax: E

Floor Area: 114m²

Tenure: Ownership

Description:

We are delighted to offer For Sale this **immaculate three-bedroomed semi-detached property** in the popular Southbank development. The property was built in 2024 by CALA Homes to their "Banton" design. The property has been neutrally decorated throughout, benefits from a good amount of storage space and is presented in walk-in condition. The accommodation spans over two floors. and comprises: (on the ground floor): hallway, living room, dining kitchen, and cloakroom; and (on the upper floor): master bedroom with en-suite shower room, further double bedroom, bedroom 3/study and family bathroom. Outside, there are well-maintained gardens to the front and rear and a double width driveway accessed from a gate in the rear garden. The communal grounds of the development are maintained by a Factor for which a quarterly fee is payable. Heating is provided by a gas central heating system, all windows are double glazed and the property is fitted with photovoltaic panels supplying electricity back to the National Grid. The pendant lights, floor coverings and integrated appliances will be included in the sale. **Note:** The light fittings will be removed and the blinds and curtains may be made available by separate negotiation.

Location:

The Southbank development is located only a few miles from the City Centre. The development is set in a tranquil riverside setting along the River Don and boasts from 6.4 acres of open space which gives access to lovely scenic trails and wonderful woodland walks. There is also a wide range of social and recreational facilities available at nearby Bridge of Don, which range from a swimming pool, playing fields to a modern sports centre. There is also a Tesco and Asda Superstore close by. The industrial estates in Dyce and Bridge of Don, together with Aberdeen Airport and Aberdeen Royal Infirmary are easily accessed without travelling through the City Centre. In addition, the AWPR is a short drive away giving easy access to north and south of the city and beyond.

Directions:

Heading west on Great Northern Road, turn right at the roundabout onto Mugiemooss Road. Take the first right onto Persley Den Drive and continue until the T-junction with Persley Den Place. Turn left and follow the road round to the end, turning left onto Persley Den Gardens. Turn right onto Woodland View and number 30 is located further along, on the right hand side, as indicated by our "For Sale" sign.

Hallway:

A composite front door with glass inset and opaque panel to the side leads into the impressive hallway with access to the living room, dining kitchen and cloakroom. A carpeted staircase leads to the upper floor accommodation; smoke detector; substantial under stair cupboard housing the solar panel controls, electric meter, consumer unit, pendant light and fitted carpet; radiator; carpeted matwell; and laminate flooring.

Cloakroom:

Fitted with a wall-mounted wash hand basin and W.C. with hidden cistern, both with tiling to dado height behind; pendant light; wall-mounted mirror; frosted window; extractor fan; radiator; and laminate flooring.

Living Room: 5.30m x 3.31m (17'3" x 10'8") approx.

The generous living room enjoys an uninterrupted view over the playing fields to the woodland beyond; triple formation window; smoke detector; two pendant light fittings; radiator; and fitted carpet.

Dining Kitchen: 6.20m x 3.26m (20'3" x 10'6") approx.

The bright and airy dining kitchen is fitted with a great selection of base and wall-mounted units; complementary work surfaces and upstands; under unit lighting; 1.5 sink and drainer in stainless steel; triple formation window overlooking the rear garden; "French" doors leading out to a paved patio area, ideal for al fresco dining and entertaining; downlights; heat detector; carbon monoxide detector; integrated central heating boiler; integrated fridge/freezer; integrated dishwasher; induction hob with splashback behind; extractor fan; electric oven; and laminate flooring. **Note:** the washing machine will be removed.



Upper Landing:

The carpeted staircase with wooden balustrade and wooden handrail leads to the L-shaped upper landing providing access to all three bedrooms and the family bathroom; loft hatch; two pendant light fittings; smoke detector; large built-in storage cupboard with fitted carpet.

Master Bedroom: 4.41m x 3.02m (14'4" x 9'9") approx. at widest points.

Substantial double bedroom with two built-in wardrobes with bifold doors, each with clothes hanging rail and shelf above; pendant light; window with a rear aspect; radiator; and fitted carpet.

En-suite Shower Room:

Fitted with a three-piece suite in white comprising: fully-tiled double shower unit with rainforest head and shower head, mains powered shower, glass sliding door, wall mounted wash hand basin in vanity unit with drawers below and W.C. with hidden cistern; extractor fan; downlights; large wall-mounted mirror; electric shaver point; ladder style heated towel rail; and tiled flooring.

Bedroom 2: 3.70m x 2.82m (12'1" x 9'2") approx. at widest points.

Spacious double bedroom with double formation built-in wardrobes with wooden doors and clothes hanging rails and shelf above; pendant light; triple formation window with a front aspect; radiator; and fitted carpet.

Bedroom 3/Study: 3.28m x 2.44m (10'7" x 8') approx.

The third bedroom provides an excellent space for hybrid working, or could equally lend itself as a snug/playroom/games room, for example; pendant light; window to the rear; radiator, and fitted carpet.

Family Bathroom:

Fitted with a four-piece suite in white comprising: fully-tiled bath area with handheld showerhead, separate fully-tiled shower unit with mains powered shower, wash hand basin in vanity unit with drawers below and W.C. with hidden cistern; downlights; extractor fan; built-in cupboard with light fitting; double formation frosted window; large wall-mounted mirror; electric shaver point; ladder-style heated towel rail; and laminate flooring.

Outside:

The front garden is mainly laid to lawn with a small picket fence and a lock block path leads to the front door and round the side of the property, through a gate to the fully-enclosed rear garden. The southwest-facing rear garden is also mainly laid to lawn with a selection of trees, an area laid to paving slabs, a rotary clothes dryer, outside water supply, gas meter and a gate leads out to the double width driveway. **Note:** the storage boxes in the rear garden will be removed.

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 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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