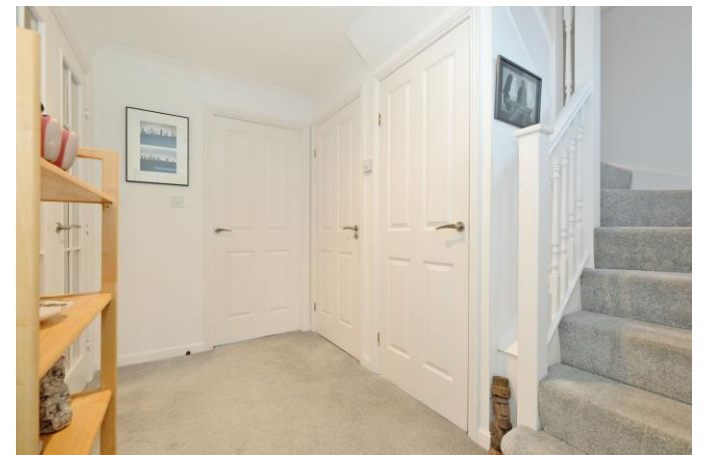




2 Wellside Circle, Kingswells,  
Aberdeen, AB15 8DZ

Offers Over £255,000

**peterkins**



2 Wellside Circle,  
Kingswells, Aberdeen,  
AB15 8DZ

Offers Over £255,000

- Detached Three Bedroomed Property in Desirable Residential Area
- Bright and Airy Living/Dining Room
- Well-equipped Dining Kitchen
- Cloakroom
- Two Double Bedrooms
- Single Bedroom
- Family Shower Room
- Gas Central Heating
- Double Glazing
- Intruder Alarm
- Storage Loft
- Well-maintained Rear Garden
- Substantial Driveway and Single Garage

Viewing contact Peterkins  
(01224) 428100

Ref: 47717/1  
EPC: C Tax: D  
Floor Area: 80m<sup>2</sup>  
Tenure: Ownership

**Description:**

We are delighted to offer For Sale this **charming detached three bedroomed property which sits within a generous plot** in the desirable Kingswells area of Aberdeen. The property, which has been decorated in neutral colours throughout, spans over two floors and comprises (on the ground floor): spacious entrance hallway; living/dining room; dining kitchen; cloakroom and (on the upper floor): three bedrooms; family shower room; and loft access. Outside, there is a substantial tarmac driveway to the front of the property with a border of stone chippings, while the rear garden is mainly laid to lawn with a border populated with a selection of mature trees and shrubs and an area of paved patio. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, white goods, curtains and blinds will be included in the sale. **Note:** the double glazing was installed in October 2024 and the central heating boiler was serviced in November 2025.

**Location:**

Kingswells is only a ten-minute drive from Aberdeen City Centre, therefore, ideal for those working in and around the city. A Park and Ride service, along with regular bus service, operates from Kingswells to facilitate access and the AWPR is also easily accessible. Kingswells Primary School and community centre are nearby, catering for a wide range of clubs and organisations for all age groups. A small selection of local shops including a Post Office, Co-op Food, chemist and coffee shop serve the area. There is also a veterinary practice and a private nursery close by with further options to be found at Westhill. The Village Hotel is also only located five minutes from the property and provides a fitness centre, swimming pool and various restaurant facilities. The property is in an ideal location for access to the modern business parks in Kingswells, Westhill and Dyce.

**Directions:**

From Anderson Drive, take King's Gate heading west. At the roundabout, take the third exit onto Queen's Road. Continue for some time, merging onto Skene Road. Continue over one roundabout and turn right at the next, onto Fairley Road. Take the fourth opening on the right onto Kingswells Crescent and take the fourth turning on the right, onto Wellside Circle. Take a sharp left and then a sharp right and number 2 is on the right hand side, as indicated by our "For Sale" sign.

**Hallway:**

A part-glazed door fitted with a roman blind leads into the spacious hallway gives access to the living room, dining kitchen and cloakroom and a staircase with wooden balustrade and dado rail leads to the upper floor; downlights; smoke alarm; intruder alarm control panel; thermostat; under stair cupboard with clothes hanging rail; and fitted carpet.

**Cloakroom:**

Fitted with a W.C. with hidden cistern and aqua panelling behind; wash hand basin set in vanity unit; downlight; ladder style heated towel rail; frosted window; consumer unit; and laminate flooring.

**Living/Dining Room: 6.40m x 3.16m (20'11" x 10'4") approx.**

Glass panelled double doors open into the bright and airy living/dining room; large window to the front fitted with venetian blinds and curtains; French doors to the rear fitted with curtains; three-branch light fitting; two radiators; and fitted carpet.

**Dining Kitchen: 3.30m x 3.14m (10'9" x 10'3") approx.**

Well-equipped kitchen with ample space for dining; great selection of base and wall-mounted units; corner unit with a pull-out shelving unit; wood-effect work surfaces with ceramic tiling to splashback; central heating controls; heat alarm; three-branch light fitting; under unit lighting; electric oven; gas hob; chimney style extractor fan; integrated fridge/freezer; washing machine; integrated dishwasher; 1.5 sink and drainer in stainless steel with pull-out tap; large window to the rear fitted with a venetian blind; cupboard housing the central heating boiler; wall-mounted opaque display unit; laminate flooring; and glass panelled door to the side fitted with a roller blind.



#### Upper Landing:

The landing has a hatch to the partially floored loft fitted with a light and a Ramsay ladder; downlights; smoke detector; radiator; window on the half-landing fitted with a roller blind and net curtain; airing cupboard housing the hot water tank with shelving; and fitted carpet.

#### Bedroom 1: 3.14m x 2.94m (10'3" x 9'7") approx.

Double bedroom benefitting from a double fitted wardrobe with sliding mirrored doors with clothes hanging rails and a shelf above; large window to the front fitted with a roller blind and curtains; pendant light fitting; TV bracket; radiator; and fitted carpet.

#### Bedroom 2: 3.14m x 2.33m (10'3" x 7'7") approx.

Further double bedroom with a large window to the rear, fitted with a roller blind and curtains; pendant light fitting; radiator; and fitted carpet.

#### Bedroom 3: 3.25m x 2.12m (10'7" x 6'11") approx.

Single bedroom with large window to the rear and fitted with a roller blind; pendant light fitting; freestanding wardrobe with clothes hanging rail and shelf above; fitted carpet.

#### Shower Room:

Stylish shower room fitted with a three piece suite in white comprising: large fully-tiled shower unit with a mains powered shower and glass panel, wash hand basin and W.C. set in vanity unit; downlights; extractor fan; frosted window to the rear; mirror; ladder style heated towel rail; and vinyl flooring.

#### Outside:

There is a substantial tarmac driveway to the front providing off-street parking for three vehicles; a border of stone chippings and a paved path leads through a gate to the rear garden. The back garden is mainly laid to lawn with a selection of mature trees and shrubs with an area of paved patio, ideal for al fresco dining and entertaining. There is an outside water supply and the gas meter and electric meters are both located on the outside. The property benefits from a single garage with up-and-over door; fitted with light and power; wall-mounted shelving; and door to the rear garden.



#### 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](mailto: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.

# peterkins

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