



37 Deeside Gardens,
Aberdeen, AB15 7PP

Offers Over £280,000

peterkins



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- Wonderful Link-Detached Dwellinghouse
- Living Room
- Sitting Room
- Fitted Kitchen
- Cloakroom
- Three Double Bedrooms
- Modern Shower Room
- Attic
- Basement with Utility Area
- Gas Central Heating
- Double Glazing
- Well-Maintained Gardens
- Off- Street Parking for Two Cars
- Single Garage
- 116m2

Viewing contact Peterkins
on (01224) 428100

Ref: 37326/4

EPC: E

Council Tax: F

Tenure: Ownership

Description:

We are delighted to present for sale this wonderful **three-bedroom link-detached dwellinghouse** situated within a desirable area of the city. The property offers an enviable level of spacious family accommodation which spans over two floors and comprises of: Entrance hallway with a staircase leading to the upper floor; cloakroom; living room; sitting room; fitted kitchen. Upper Floor: Three double bedrooms; shower room; hatch to the attic. Outside there are well-maintained front and rear gardens, access to the basement with utility area, off-street parking for two cars and a single garage. Heating is provided by a gas central heating system and all windows are double glazed. Both the attic and basement provide ample storage space. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Note: The stair lift together with the furniture and furnishings may be purchased by separate negotiation.

Location:

Deeside Gardens is in a popular location located to the west of the city within the catchment area of excellent primary and secondary schools. The area is well served by local shops at both Mannofield and Seafeld and by excellent public transport facilities. Most parts of the city are readily accessible by a variety of arterial routes including the Aberdeen Ring Road which can be accessed nearby. Hazlehead Park with its many sporting and recreational attractions and the Deeside Railway Line are also both within easy access.

Directions:

From the West End of Union Street turn left onto Holburn Street. On reaching the traffic lights turn right onto Great Western Road and continue straight ahead through the traffic lights on Anderson Drive onto North Deeside Road. Follow the road and after the next set of traffic lights turn left onto Deeside Drive. Deeside Gardens is the next road on the right and number 37 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Hallway:

A composite exterior door gives access to the welcoming entrance hallway; a carpeted staircase with handrail leads to the upper floor; frosted windows to the front of the property fitted with a roller blind; electric meter cupboard; built-in shelved storage cupboard; wall mounted central heating thermostat; radiator; smoke detector; ceiling light fitting; laminate flooring.

Note: The stair lift can be purchased by separate negotiation.

Cloakroom:

Fitted with a white two-piece suite frosted window to the side of the house fitted with a roller blind; wall mounted mirrored medicine cabinet; ceiling light fitting; laminate flooring.



Living Room: 13'1 x 12'6 (4.00m x 3.82m) approx.

Generously proportioned living room with a lovely outlook over the rear garden; window fitted with a roller blind; radiator; ceiling cornice; three branch ceiling light fitting; laminate flooring.

Sitting Room: 12'9 x 12'6 (3.88m x 3.81m) approx.

Well-appointed sitting room with a pleasant front aspect; window fitted with a roller blind; feature inset gas fire; radiator; smoke and CO detectors; ceiling cornice; three branch ceiling light fitting; laminate flooring.

Kitchen: 10'2 x 9'9 (3.10m x 2.96m) approx.

The kitchen is fitted with an excellent range of cream base and wall mounted cabinets; contrasting work surfaces; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel splashback behind; double oven; extractor hood; integrated fridge/freezer and slimline dishwasher; window to the rear of the house fitted with a roller blind; heat detector; ceiling light fitting; tiled floor a part glazed uPVC door gives access to the rear garden.

Upper Hallway:

Spacious upper hallway with a window to the side of the property fitted with a roller blind; built-in linen/airing cupboard; hatch to the attic room; smoke detector; ceiling light fitting; fitted carpet.

Bedroom 1: 13'2 x 12'6 (4.01m x 3.82m) approx.

Bright and airy double bedroom with wonderful views over the rear garden and to the south of the city; triple formation window fitted with a roller blind; built-in wardrobe with sliding doors providing great hanging and storage facilities; radiator; three branch ceiling light fitting; fitted carpet.

Bedroom 2: 12'8 x 12'6 (3.86m x 3.82m) approx.

Good sized second double bedroom with a front aspect; triple formation window fitted with a roller blind; built-in wardrobe with sliding doors; wall mounted shelving units; radiator; ceiling light fitting; fitted carpet.

Bedroom 3: 9'11 x 9'6 (3.01m x 2.90m) approx.

The third double bedroom is positioned to the front of the house; triple formation window fitted with a roller blind; fitted wardrobe and desk/dressing table; wall mounted shelving units; radiator; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and shower enclosure complete with an aqua panelled electric shower; wall mounted mirror; chrome ladder style radiator; frosted window to the side of the property fitted with "Venetian" blinds; extractor fan; downlighters; laminate flooring.

Attic: 25'11 x 10'2 (7.90m x 3.11m) approx.

The attic is accessed via a "Ramsay" ladder from the upper hallway; radiator; eave storage; skylight; smoke detector; two spotlight fittings; carpet floor tiles.

Basement/Utility Area: 24'6 x 23'0 (7.47m x 7.02m) approx.

The basement is to full height and accessed from the rear of the building; power and light installed; central heating boiler. The utility area has a base unit and work surface; 1.5x stainless steel sink and drainer; washing machine and tumble dryer.







Outside:

The well-maintained front garden is laid for low maintenance to granite chips.

The south facing rear garden is fully enclosed with a paved patio area, ideal for outdoor entertaining. Steps lead down to an area of lawn with well-established shrub borders; rockery; further stone chipped low maintenance area at the end of the garden; leylandii hedging.

Note: The gas meter is located at the side of the house.

Parking:

There is a lock block driveway to the side of the house which leads up to the garage. In addition, there is a further off-street parking space.

Garage:

The single garage has an automatic roller door operated by remote control; power and light installed; window to the rear.



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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