



3 Countesswells Crescent,
Aberdeen, AB15 8LN

Offers Over £205,000

peterkins



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- Charming Semi-Detached Bungalow
- Well-Appointed Living Room with Feature Fireplace
- Dining Kitchen with Appliances
- Conservatory
- Two Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Low Maintenance Front Garden
- Extensive Rear Garden
- Lock Block Driveway & Single Garage

Viewing contact Peterkins
(01224) 428100

Ref: 47291/2
EPC: D Tax: E
Floor Area: 72m²
Tenure: Ownership

Description:

Situated within a sought-after West End location, we are pleased to offer for sale this charming **two public/two bedroom semi-detached bungalow**. The property is ideal for those looking for accommodation on one level and is decorated in neutral tones with self-coloured carpets, oak interior doors and quality window blinds. The accommodation comprises of: Entrance vestibule; hallway with loft access; well-appointed living room with feature fireplace; dining kitchen with appliances; conservatory; two double bedrooms; modern shower room. Outside there is a low maintenance front garden, extensive rear garden and a lock block driveway to the side of the house which leads up to the single garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, free standing bedroom wardrobes, light fittings and blinds will be included in the sale.

Location:

Countesswells Crescent offers easy access to Aberdeen city and the surrounding suburbs. The area is well served by local shops including those at nearby Mannofield and Seafield. The City Centre with its wealth of amenities is also only a short distance away either by car or public transport, which is readily available. Hazlehead Park with its wide-open spaces, lovely countryside walks and two 18-hole golf courses are again within walking distance, as are the renowned Johnstone Gardens. There are also reputable schools serving the area.

Directions:

From the West End of Union Street continue onto Holburn Street then take first right onto Union Grove. Proceed straight ahead from some distance though through the two roundabouts onto Seafield Road. At the traffic lights continue ahead onto Countesswells Road then take the third right onto Countesswells Avenue. Countesswells Crescent is the next road on the left.

Entrance Vestibule:

A part glazed uPVC exterior door with a glazed panel above gives access to the entrance vestibule; electric meter cupboard; ceiling cornice; pendant light fitting; matwell; laminate flooring; a part glazed door leads to the hallway.

Hallway:

Welcoming hallway with most accommodation leading off; built-in storage cupboard; hatch to the loft; radiator; smoke detector; ceiling cornice; pendant light fitting; fitted carpet.

Living Room: 14'6 x 11'11 (4.43m x 3.64m) approx.

Well-appointed living room with a window to the front of the house fitted with vertical blinds; feature fireplace complete with an electric fire; radiator; smoke detector; ceiling cornice; five branch ceiling light fitting.

Dining Kitchen: 14'7 x 7'10 (4.44m x 2.38m) approx.

The dining kitchen is fitted with an excellent range of oak base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; fridge/freezer; washer/dryer; slimline dishwasher; space for a small dining table and chairs; double window to the side of the property fitted with vertical blinds; wall mounted central heating controls; radiator; heat detector; ceiling cornice; two pendant light fittings; luxury vinyl flooring; a glass panelled door leads to the conservatory.



Conservatory: 9'3 x 9'1 (2.83m x 2.77m) approx.

The conservatory makes a great addition to the property and boasts lovely views over the rear garden; wall light; tiled floor; a glazed uPVC exterior door leads out to the garden.

Bedroom 1: 11'11 x 11'0 (3.63m x 3.35m) approx.

Spacious double bedroom with a rear garden aspect; window fitted with vertical blinds; free standing wardrobes; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Bedroom 2: 10'11 x 10'3 (3.33m x 3.13m) approx.

The second double bedroom is positioned at the front of the house; window fitted with vertical blinds; free standing wardrobes; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Shower Room:

Modern, fully tiled 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 corner shower enclosure complete with a mixer shower; wall mounted LED illuminated mirror; frosted window to the rear of the property; radiator and further chrome ladder style radiator; downlighters; luxury vinyl flooring.

Loft:

The loft is accessed via a "Ramsay" ladder from the hallway.

Outside:

The front garden is laid for low maintenance to granite chips with a lock block pathway leading up to the front door. The extensive rear garden is also mainly laid to granite chips with interspersed shrubs and two mature apple trees. There is also a paved patio area, ideal for alfresco dining together with a timber garden shed and outdoor water tap.

Parking/Garage:

A lock block driveway to the side of the house leads up to the single garage with an up and over door; power and light installed; gas meter; window; exterior door leading out to the rear garden.

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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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