



139 Caiesdykes Road, Kincorth,
Aberdeen, AB12 5JU

Fixed Price £150,000
£10,000 Below Market Value,
as at 20.01.2026

peterkins



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- Mid-Terraced Dwellinghouse
- Well-Appointed Living Room
- Dining Room with Excellent Storage
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- One Single Bedroom
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Solar Panels
- Small Exclusive Front Garden
- Shared Rear Courtyard
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 47913/1
EPC: Band B
Council Tax: Band C
Tenure: Ownership

Description:

We are delighted to present this exceptionally energy-efficient (EPC Band B) **three bedroom mid-terraced home**, featuring fully owned solar panels that offer significant savings and energy costs. Occupying a quiet, set-back position within the well-established area of Kincorth, the property enjoys a lovely open outlook over Kincorth Hill ('The Gramps').

The generous accommodation is presented in move-in condition and comprises: a bright entrance hallway; a well-appointed living room; a versatile dining room with excellent storage on semi-open plan with the fitted kitchen. The upper floor provides two spacious double bedrooms, a further single bedroom, and a modern shower room.

Externally, the property benefits from a low-maintenance, exclusive front garden with an open outlook, and a shared rear courtyard with rotary dryers, and ample on-street parking.

The property is enhanced by gas central heating and double glazing. The sale includes all fitted floor coverings, blinds, light fittings and white goods.

Location:

Kincorth lies to the south of the city and enjoys numerous social and leisure facilities including a community centre which offers activities for all age groups, sports centre, churches, a doctor's surgery and a public library. There are also local shops and a shopping precinct close by, as well as primary and secondary schools. Robert Gordons University and the business parks at Altens and Cove are only a few minutes' drive from the property. Regular public transport allows access to the City Centre and beyond. There is also the opportunity to enjoy lovely walks along the Banks of the River Dee and the Duthie Park with its many attractions including the Winter Gardens is also nearby.

Directions:

From the West End of Union Street turn left onto Holburn Street and proceed straight ahead at the traffic lights. At the roundabout take the second exit onto Great Southern Road and follow the road continuing straight ahead and over the King George VI bridge. At the next roundabout take the second exit onto Provost Watt Drive and follow the road up the hill to the end then turn right onto Cairngorm Drive. Caiesdykes Road is the second road on the left and number 139 is situated some distance along on the left.

Hallway:

A uPVC exterior door with glazed side panels give access to the hallway; a carpeted staircase with handrail leads to the upper floor; under stair storage area; electric meter cupboard; wall mounted central heating; radiator; smoke detector; pendant light fittings; glazed doors lead through to the living room and kitchen.

Living Room: 13'7 x 11'11 (4.13m x 3.64m) approx.

The well-appointed living room is positioned to the front of the house; triple formation window fitted with a roller blind; radiator; smoke detector; pendant light fitting; laminate flooring.

Dining Room: 11'11 x 11'9 (3.64m x 3.59m) approx.

Bright and airy dining room on semi-open plan with the kitchen; large built-in cupboard with sliding mirrored doors; further built-in storage cupboard; tall modern radiator; bar style ceiling light fitting; oak flooring; a uPVC exterior door with glazed side panels leads out to the rear of the property.



Kitchen: 11'5 x 6'5 (3.48m x 1.95m) approx.

The kitchen is fitted with beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; electric cooker with an extractor hood above; fridge/freezer; washing machine; central heating boiler; triple formation window with a rear aspect fitted with a roller blind; ceiling light fitting; oak flooring.

Upper Floor:

Built-in storage cupboard; wall mounted mirror; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 12'0 x 10'0 (3.65m x 3.06m) approx.

Spacious double bedroom with a window overlooking the rear of the house fitted with a roller blind; built-in wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 12'0 x 11'9 (3.65m x 3.58m) approx. at widest points.

Good sized second double bedroom with a pleasant open front outlook over Kincorth Hill; window fitted with a roller blind; built-in wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 8'11 x 8'2 (2.72m x 2.50m) approx.

The third single bedroom also has a view over Kincorth Hill; window fitted with a roller blind; radiator; pendant light fitting; fitted carpet.

Shower Room:

The modern, fully tiled shower room is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity units and a corner shower enclosure complete with an electric shower; wall mounted mirror; two frosted windows to the rear of the house; chrome ladder style radiator; ceiling light fitting; tiled floor.

Outside:

The sheltered front garden is laid to paving slabs and enjoys an open outlook. To the rear is a shared courtyard area with rotary dryers. **Note:** The gas meter is located at the front of the house.

Parking:

There is ample on street parking available on Caiesdvkes Road.

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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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