



19 Gairnshiel Avenue,  
Aberdeen, AB16 5UE

Offers Over £130,000

**peterkins**



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- Appealing Mid-Terraced Dwellinghouse
- Well-Appointed Living Room
- Dining Kitchen with Appliances
- Two Double Bedrooms
- Fully Tiled Bathroom with an Over Bath Shower
- Floored Loft
- Gas Central Heating
- Double Glazing
- Landscaped Rear Garden
- Off-Street Parking for Two Cars

Viewing contact Peterkins  
(01224) 428100

Ref: 47487/3

EPC: D Tax: D

Floor Area: 68m<sup>2</sup>

Tenure: Ownership

#### Description:

We are delighted to offer for sale this appealing **two-bedroom mid-terraced dwellinghouse** situated within a well-established area to the north of the city. Presented in immaculate condition the house spans over two floors and comprises of: Entrance hallway with a staircase leading to the upper floor; well-appointed living room with a dual aspect; dining kitchen with appliances. Upper Floor: Two double bedrooms; fully tiled bathroom with an over bath electric shower; access to the floored loft. Outside there is a tarred parking area to the front of the house providing superb parking for two cars together with a beautifully maintained landscaped rear garden. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale. **Note:** the furniture may be made available by separate negotiation.

#### Location:

Mastrick is a popular residential area with a wide range of local amenities including shops, a medical centre, nursery, primary and secondary schools all within walking distance. The hospital complex at Foresterhill is close by and the subjects enjoy easy access to Anderson Drive, and to the business centers to the north and south of the city as well as Aberdeen Airport. The City Centre is a 5/10 minutes' drive from the property and regular public transport is readily available.

#### Directions:

Travelling north on Anderson Drive, continue through the traffic lights at the Lang Stracht and Ashgrove Road West. Take the first exit on the left onto Mastrick Road, follow the road and turn right onto Derry Avenue then take the second right onto Cairnwell Road. Gairnshiel Avenue is the next road on the left and number 19 is situated on the left as indicated by our "For Sale" sign.

#### Hallway:

A part glazed uPVC exterior door gives access to the welcoming hallway; a carpeted staircase with balustrade and handrail leads to the upper floor; window to the front of the house; under stair storage cupboard; electric meter cupboard; wall mounted mirror; radiator and cover; smoke detector; spotlight fitting; laminate flooring; part glazed doors lead to the living room and dining kitchen.

#### Living Room: 19'2 x 10'2 (5.83m x 3.10m) approx.

Well-appointed living room with a wonderful dual aspect; windows to the front and rear of the property allow an abundance of natural light flow into the room; feature marble fireplace complete with a gas fire; two wall lights; CO detector; ceiling cornice; two ceiling light fittings; fitted carpet.

#### Dining Kitchen: 10'6 x 9'9 (3.19m x 2.96m) approx.

The dining kitchen is fitted with an excellent range of cream base and wall mounted cabinets linked by wood effect work surfaces and wall tiles; stainless steel sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; fridge/freezer; washing machine; space for a small dining table and chairs; radiator with cover; window overlooking the rear garden; ceiling cornice; bar light fitting; tiled floor; a part glazed uPVC exterior door leads out to the rear garden.



#### Upper Hallway:

The upper hallway gives access to the remaining accommodation; hatch to the floored loft; spotlight fitting; fitted carpet.

#### Bedroom 1: 12'8 x 9'2 (3.87m x 2.79m) approx.

Generously proportioned double bedroom with two windows to the front of the house; wall to wall built-in wardrobes with sliding doors provide great hanging and storage space and house the central heating boiler; further built-in storage cupboard with smoked glass bi-folding doors; radiator; ceiling cornice; bar spotlight fitting; laminate flooring.

#### Bedroom 2: 11'7 x 9'5 (3.52m x 2.87m) approx.

Bright and airy second double bedroom with a rear garden aspect; double window; free standing wardrobes with mirrored sliding doors; radiator; ceiling cornice; ceiling light fitting; laminate flooring.

#### Bathroom:

The fully tiled bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and bath complete with overhead electric shower and shower screen; wall mounted mirror; frosted window to the rear of the building; radiator; ceiling light fitting; laminate flooring.

#### Outside:

There is a beautifully maintained landscaped rear garden which is fully enclosed and partly laid to grass with a wonderful lock block patio area and pathway. There is also an outdoor water tap; rotary dryer and shed.

#### Parking:

There is a tarred parking area to the front of the house which provides great off-street parking for two cars.

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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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