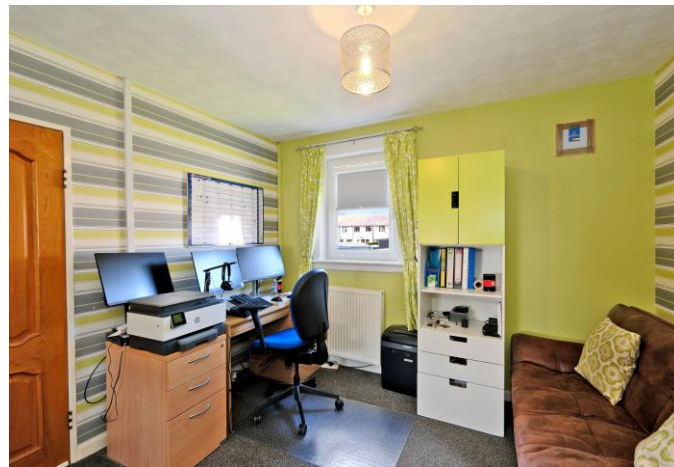




73 Byron Crescent, Aberdeen,  
AB16 7EQ

Offers Over £139,000

**peterkins**



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Aberdeen,  
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Offers Over £139,000

- Well-Presented End Terraced Dwellinghouse
- Living Room with Feature Marble Fireplace
- Dining Kitchen
- Two Double Bedrooms with Built-In Wardrobes
- Shower Room
- Partly Floored Storage Loft
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Workshop & Store
- Off-Street Parking for Two Cars

Viewing contact Peterkins  
(01224) 428100

Ref: 39611/90

EPC: C

Council Tax: B

Tenure: Ownership

#### Description:

We have the pleasure in offering for sale this **two-bedroom end terraced dwellinghouse** situated in a quiet cul-de-sac within a well-established area of the city. The property is well-presented throughout and offers spacious family accommodation which spans over two floors and comprises of: Hallway with staircase leading to the upper floor; generously proportioned living room with feature marble fireplace; dining kitchen with access out to the rear garden. Upper Floor: Two double bedrooms with built-in wardrobes; shower room; loft access. Outside there is off street parking, an enclosed rear garden and workshop/store. Heating is provided by a gas central heating system, and all windows are double glazed. The fitted flooring, blinds and some light fittings will be included in the sale.

#### Location:

Byron Crescent lies to the north of Aberdeen and enjoys an excellent range of local amenities and shops. Regular public transport is available making the City Centre easily accessible. A short drive leads you to the main Aberdeen ring road which provide easy commuting to both north and south of the city. It is also a convenient location for those working or study at Aberdeen Royal Hospital complex.

#### Directions:

Travelling north on North Anderson Drive take the first exit off the Provost Rust Drive/Rosehill Drive roundabout onto Provost Rust Drive exit and continue the full length of the road. At the end turn left onto Springhill Road then left again onto Smithyhaugh Road. Bryon Crescent is the next road on the right and number 73 is situated at the end of the first cul-de-sac on the right-hand side of the road as indicated by our "For Sale" sign.

#### Hallway:

A part glazed composite exterior door gives access to the hallway; a carpeted staircase with balustrade and handrails leads to the upper floor; electric meter cupboard; window to the side of the house fitted with a "Venetian" blind; radiator; smoke detector; downlighters; laminate flooring.

#### Living Room: 16'5 x 10'2 (5.00m x 3.09m) approx.

Generously proportioned living room with a window to the front of the house fitted with "Day to Night" blind; feature marble fireplace complete with an electric fire; radiator; smoke detector; ceiling cornice; pendant light fitting; fitted carpet.

#### Dining Kitchen: 17'4 x 8'7 (5.28m x 2.61m) approx.

The dining kitchen is fitted with oak effect base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; stainless steel sink and drainer with a mixer tap; gas cooker with an extractor hood above; fridge; freezer; built-in storage cupboard; window to the rear of the property fitted with a roller blind; radiator; ceiling cornice; heat detector; two ceiling light fittings; laminate flooring; a part glazed uPVC exterior door leads out to the rear garden.

#### Upper Floor:

Window to the side of the house fitted with "Venetian" blinds; hatch to the loft; heat & CO detectors; ceiling cornice; downlighters; fitted carpet.



**Bedroom 1: 11'8 x 10'10 (3.55m x 3.30m) approx.**

Bright and airy double bedroom with a front aspect; window fitted with inset blinds; wall to wall wardrobes with sliding doors provide excellent hanging and storage space; further set of built-in wardrobes again with sliding doors; built-in storage cupboard; radiator; ceiling cornice; pendant light fitting; fitted carpet.

**Bedroom 2: 10'8 x 10'0 (3.24m x 3.04m) approx.**

Good sized second double bedroom with a rear garden outlook; window fitted with inset blinds; built-in wardrobe with sliding mirrored doors providing good hanging and storage facilities; radiator; pendant light fitting; fitted carpet.

**Shower Room:**

The 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 a vanity unit and a corner shower enclosure complete with a mixer shower; wall mounted mirror; frosted window to the rear of the house; radiator; downlighters; tiled floor.

**Loft:**

The partly floored storage loft is accessed from the upper hallway via a "Ramsay" ladder and houses the central heating boiler.

**Outside:**

The sizeable rear garden is fully enclosed and mainly laid to grass with a paved patio area, feature tree and boundary hedging. In addition, there is access to a superb store and workshop with power and light installed.

**Note:** The gas meter is located at the front of the property.

**Parking:**

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

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.

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