



29 Cairnview Crescent,
Aberdeen, AB16 5DR

Offers Over £240,000

peterkins



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- Double Fronted Pink Granite Dwellinghouse
- Living Room with Bay Window & Feature Fireplace
- Sitting Room/Bedroom 3 with Bay Window
- Dining Room
- Well-Equipped Kitchen
- Conservatory
- Two Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Tidy Gardens
- Shared Driveway
- Detached Double Garage

Viewing contact Peterkins
(01224) 428100

Ref: 48046/1

EPC: D

Council Tax: E

Tenure: Ownership

Description:

We are delighted to present for sale this double fronted pink granite **semi-detached dwellinghouse** which enjoys a popular, well-established residential area and boasts lovely open views from the upper floor. The property would benefit from a general upgrade to enhance the spacious, adaptable accommodation which comprises of: Entrance vestibule; hallway with staircase leading to the upper floor; living room with a bay window and feature fireplace; sitting room/bedroom 3 with a bay window; dining room; well-equipped kitchen; conservatory; modern shower room. Upper Floor: Two double bedrooms; access to eaves. Outside there are tidy gardens and a shared driveway which leads up to the detached double garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Cairnview Crescent is located within a well-established residential area of Aberdeen with easy access to the City Centre and Aberdeen University. Aberdeen Royal Infirmary complex is within easy walking distance and Westburn and Victoria Parks with their wide-open spaces and recreation facilities are also close by. The area is well served by local shops, a bank and Aldi supermarket. In addition, primary and secondary education are well all catered for in the area. Situated close to the city's main arterial route, the business centres to both north and south of the city are easily accessible, as is Aberdeen Airport. Regular public transport is readily available nearby on Cairncry Road and Rosehill Drive.

Directions:

Travel north on Anderson Drive and upon reaching the roundabout at Provost Fraser Drive take the third exit onto Cairncry Road then third left into Cairnview Crescent. Number 29 is situated a short distance along on the left-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

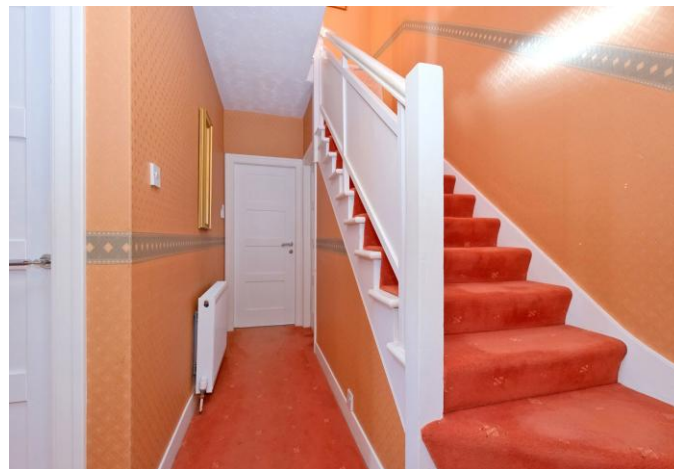
A part glazed composite exterior door with glazed panel above gives access to the entrance vestibule; electric meter cupboard; picture rail; tiled floor; a glass panelled door leads to the hallway.

Hallway:

The "L" shaped hallway has a carpeted staircase with handrail leading to the upper floor; radiator; pendant light fitting; fitted carpet.

Living Room: 13'11 x 13'7 (4.25m x 4.14m) approx.

Generously proportioned living room with a lovely bay window to the front of the house fitted with vertical blinds; wooden fire surround with a marble inset and hearth complete with an electric fire; radiator; CO detector; five branch ceiling light fitting; fitted carpet.



Sitting Room/Bedroom: 13'11 x 11'11 (4.25m x 3.62m) approx.

This versatile room could be utilised as a sitting room or third double bedroom; bay window to the front of the property fitted with vertical blinds; two low level built-in storage cupboards; radiator; pendant light fitting; fitted carpet.

Dining Room: 11'7 x 9'11 (3.52m x 3.02m) approx.

Well-appointed dining room with ample space for a large dining table and chairs; radiator; three branch ceiling light fitting; fitted carpet; glass panelled doors give access to the kitchen and conservatory.

Kitchen: 11'11 x 9'6 (3.63m x 2.90m) approx.

The kitchen is fitted with an excellent range of beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; under cabinet lighting; stainless steel sink and drainer with a mixer tap; electric cooker with a stainless steel chimney style extractor hood above; fridge/freezer; washing machine; tumble/dryer; dishwasher; under stair storage cupboard housing the central heating controls; window overlooking the rear garden fitted with a roller blind; radiator; spotlights; tiled floor; a part glazed uPVC exterior door leads out to the rear garden.

Conservatory: 12'10 x 10'1 (3.92m x 3.08m) approx.

The conservatory makes a fantastic addition to the property; windows fitted with roller blinds overlook the rear garden; radiator; tiled floor; a glazed uPVC door gives access to the rear garden.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set on a wall hung vanity unit and a large walk-in shower enclosure complete with a mixer shower and rainfall/handheld shower fittings; wall tiles around the suite; shaver point; wall mounted LED illuminated mirror; frosted window to the side of the house; ladder style radiator; extractor fan; downlighters; vinyl flooring.

Upper Floor:

The upper floor gives access to the bedrooms and eaves; "Velux" window; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 13'11 x 13'0 (4.23m x 3.95m) approx.

Spacious double bedroom with a wonderful open front aspect with views over the city skyline and out to sea; double window; built-in wardrobes and furniture providing great hanging and storage space; access to eaves; radiator; wall light; spotlights; fitted carpet.

Bedroom 2: 12'0 x 9'2 (3.67m x 2.79m) approx.

Bright and airy second double bedroom; "Velux" window; hatch to loft space; radiator; pendant light fitting; laminate flooring.







Outside:

The front garden is well stocked with a mature conifer tree, shrubs and flowering plants. Steps and a pathway lead up to the front door.

The rear garden is laid for low maintenance to granite chips with interspersed shrubs/plants together with a lock block patio area to the rear of the garden. There is also a store/coal cellar and an outdoor water tap. **Note:** The greenhouse and rotary dryer will remain.

Parking:

There is a shared tarred driveway to the side of the house which leads up to the double garage.

Garage:

The substantial detached double garage has an automatic roller door operated by a remote control and power/light installed. In addition, there is a large work bench and wall mounted storage units; a door leads 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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