



17 Countesswells Avenue,  
Aberdeen, AB15 8LJ

Offers Over £210,000

**peterkins**



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- Immaculately Presented Semi-Detached Bungalow
- Well-Appointed Living Room
- Dining Kitchen
- Two Double Bedrooms
- Beautiful Shower Room
- Storage Loft
- Gas Central Heating
- Double Glazing
- Well-maintained Front & Rear Gardens
- Driveway & Single Garage

Viewing contact Peterkins  
(01224) 428100

Ref: 36913/6

EPC: D

Council Tax: Band E

Tenure: Ownership

#### Description:

Early viewing is highly recommended to appreciate the spacious interior of this immaculately presented **two-bedroom semi-detached bungalow** situated in a desirable area to the west of the city. The house has been thoughtfully upgraded to a high standard by the present owner affording the discerning purchaser to move in with the minimum of inconvenience. The accommodation is all on one level and comprises of: Entrance vestibule; spacious hallway; well-appointed living room; dining kitchen; two double bedrooms; beautiful shower room; loft access. Outside there are well-maintained front and rear garden together with a driveway to the side of the property which leads up to the single garage. Heating is provided by a gas central heating system and all windows are double glazed. The wall-mounted televisions and brackets in the living room and kitchen, all fitted flooring, light fittings, and blinds will be included in the sale.

#### Location:

Countesswells Avenue 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. Number 17 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

#### Entrance:

A part glazed composite exterior door gives access to the welcoming entrance; electric meter cupboard; wall mounted central heating controls; matwell; fitted carpet; a glazed door with a large, glazed side panel leads though to the hallway.

#### Hallway:

Spacious hallway with all accommodation leading off. The hallway is finished with downlighters, a fitted carpet, and a wall-mounted radiator. A ceiling hatch provides access, via a "Ramsay" ladder, to a fully floored and lined loft. The loft is equipped with power sockets, two pendant light fittings and a radiator. Natural light is provided by a uPVC framed window unit in the gable end.

#### Living Room: 12'7 x 11'7 (3.84m x 3.52m) approx.

Well-appointed living room with a picture window to the front of the property fitted with "Venetian" blinds; wall mounted television and bracket; radiator; pendant light fitting; fitted carpet.

#### Dining Kitchen: 10'11 x 10'10 (3.32m x 3.30m) approx.

The modern dining kitchen is fitted with a comprehensive range of off white base and wall mounted cabinets complimented by co-ordinated work surfaces and upstands; under cabinet lighting; stainless steel sink and drainer with an instant boiling water tap; ceramic hob with a glass splashback behind; stainless steel chimney style extractor hood; integrated fridge/freezer and dishwasher; the wall mounted television and bracket will remain; window to the rear of the house fitted with "Venetian" blinds; radiator; heat detector; downlighters; matwell; vinyl flooring; a part glazed frosted uPVC exterior door leads out to the rear garden.



**Bedroom 1: 11'7 x 10'8 (3.54m x 3.24m) approx.**

Light and airy double bedroom with a pleasant front aspect; window fitted with "Venetian" blinds; built-in wardrobe with sliding mirrored doors providing excellent hanging and storage space; radiator; pendant light fitting; fitted carpet.

**Bedroom 2: 10'8 x 10'1 (3.24m x 3.08m) approx.**

The second double bedroom is roomy and has a lovely outlook over the rear garden; window fitted with a "Venetian" and blackout roller blind; radiator; pendant light fitting; fitted carpet.

**Shower Room:**

Beautiful shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and shower enclosure complete with a mixer shower and rainfall/handheld shower fittings; wall tiles; wall mounted mirrored medicine cabinet; frosted window to the rear of the property fitted with a roller blind; chrome ladder style radiator and fittings; extractor fan; downlighters; click vinyl flooring.

**Outside:**

The front garden is laid for low maintenance to granite chips and has a paved pathway leading up to the front door. The enclosed rear garden provides a safe environment for children/pets and is mainly laid to grass with shrub/conifer tree borders together with paved/granite chipped patio areas, ideal for outdoor entertaining. In addition, there is an outdoor water tap, rotary dryer and timber garden shed. **Note:** The gas meter is located at the front of the house.

**Parking/Garage:**

There is a driveway to the side of the property which leads up to the single garage with an up and over door and power and light installed. 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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