



16 Maidenraig Court,
Aberdeen, AB15 6NS

Fixed Price £135,000

peterkins



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- Superb Mid-Terraced Villa
- Ideal Purchase for a First-Time Buyer
- Open Plan Living Room/ Kitchen
- Cloakroom
- Double Bedroom
- Large Single Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Small Area of Garden to Front of House
- Designated Parking Space & Additional Visitors' Parking

Viewing contact Peterkins
(01224) 428100

Ref: 39611/92

EPC: B

Council Tax: D

Tenure: Ownership

Description:

We have the pleasure offering for sale this superb **two-bedroom mid-terraced villa** which enjoys an excellent position within the lovely Eden at Maidencraig development built by Bancon Homes. The property is decorated in neutral tones complemented by quality flooring and would make an ideal purchase for the first-time buyer. The accommodation spans over two floors and comprises of: Entrance; cloakroom; open plan living room/kitchen. Upper Floor: One double bedroom with built-in wardrobes; large single bedroom; bathroom with an over bath shower; loft access. Outside there is a small area of garden to the front of the house together with a designated parking space and additional visitors' parking. Heating is provided by a gas central heating system and all windows are double glazed.

Location:

Maidencraig Court is perfectly located between the city and countryside on the western side of Aberdeen. Being close to the Ring Road, the Lang Stracht offers easy accessibility to most parts of Aberdeen city. The area is also well served by local shops and by public transport facilities and is particularly convenient for Foresterhill and Woodend Hospital. The location also offers easy accessibility to the AWPR, Aberdeen Airport and various oil related offices on the outskirts of Aberdeen. There is a regular bus service operating close by and superstore shopping as well as good community amenities.

Directions:

Travelling north on Anderson Drive turn left onto the Lang Stracht. Continue for some distance passing the Tesco superstore then take the next left onto Maidencraig Way. Maidencraig Court is the next road on the right.

The accommodation comprises of:-

Entrance:

A part glazed composite exterior door gives access; window to the front of the property fitted with "Venetian" blinds; extractor fan; laminate flooring.

Cloakroom:

Fitted with a white two-piece suite; frosted window to the front of the house fitted with "Venetian" blinds; radiator; extractor fan; downlighters; laminate flooring.

Open Plan Living Room & Kitchen: 6.39m x 5.60m (21'0 x 18'5) approx. at widest points.

Well-appointed living area with a front aspect; double window fitted with "Venetian" blinds; large built-in under stair storage cupboard and a further cupboard housing the electric meter; carpeted staircase with wooden handrail leading to the upper floor; radiator; smoke detector; two pendant light fittings; laminate flooring.

The well-equipped kitchen is fitted with a range of sand coloured matt base and wall mounted cabinets complimented by wood effect work surfaces and upstands; under cabinet lighting; stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel splashback behind; built-in oven; stainless steel chimney style extractor hood; free standing fridge/freezer; heat detector; downlighters; laminate flooring. **Note:** The washing machine will not be included in the sale.



Upper Hallway:

The upper gives access to the remaining accommodation; built-in cupboard housing the central heating boiler; hatch to the insulated loft; radiator; smoke and CO detectors; fitted carpet.

Bedroom 1: 10'11 x 9'6 (3.32m x 2.90m) approx.

Bright double bedroom with a front outlook; double window; built-in wardrobe with sliding doors providing good hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 10'11 x 8'2 (3.32m x 2.50m) approx.

Large single bedroom with a double window to the front of the property fitted with "Venetian" blinds"; radiator; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead shower and glass shower screen; wall tiles around suite; shaver point; wall mounted mirror and mirrored medicine cabinet; chrome ladder style radiator; extractor fan; downlighters; vinyl flooring.

Outside:

There is a small area of garden to the front of the property which is maintained by the Factor for the development; gas meter.

Parking:

There is a designated parking space within the residents' car park together with additional visitors' parking spaces.

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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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