



59 Burnett Drive, Countesswells,
Aberdeen AB15 8GX

Offers Over £210,000

peterkins



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- Stylish Mid-Terraced Dwellinghouse
- Well-Appointed Living Room
- Dining Kitchen
- Utility Room & Cloakroom
- Two Double Bedrooms
- Single Bedroom/Study
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Well Kept Front/Rear Gardens
- Two Allocated Parking Spaces

Viewing contact Peterkins
(01224) 428100

Ref: 48215/1

EPC: Band B

Council Tax: Band E

Description:

Early viewing is highly recommended to appreciate the stylish interior of this appealing **three-bedroom mid-terraced dwellinghouse** situated within a new modern development. The property is presented in excellent condition throughout affording the new purchaser to move in with the minimum of inconvenience. The accommodation spans over two floors and comprises of: Hallway with staircase leading to the upper floor; well-appointed living room; dining kitchen with rear garden access; utility room; cloakroom. Upper Floor: Two double bedrooms; single bedroom/study; modern bathroom with an over bath shower. Outside there are well kept front/rear gardens and an allocated parking space within the resident's car park to the rear of the property. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale.

Location:

Burnett Drive lies approximately 4 miles to the west of the city bordered by Hazelhead woods and Countesswells woods to the south. The expanding area has its own local Sainsbury's, primary school and play park and is within easy access of the AWPR. The popular town of Westhill which is located nearby has its own local retail centre, local amenities and oil related offices. The City Centre is also easily accessible providing access to a wealth of amenities you would expect to find in a thriving city.

Directions:

From Aberdeen head west on the A944 towards Kingswells and at the Kingswells roundabout, take the first exit towards Countesswells and continue onto Wisely Wynd. Turn right onto Countesswells Park Road, then take the next right onto Burnett Drive. Number 59 is situated 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 handrail leads to the upper floor; radiator; smoke detector; pendant light fitting; laminate flooring; a door leads through to the living room.

Living Room: 15'3 x 12'2 (4.65m x 3.72m) approx.

Well-appointed living room with a triple formation window to the front of the house; built-in under stair storage cupboard housing the electric meter and consumer unit; wall mounted television bracket and central heating thermostat controlling the lower floor; smoke detector; pendant light fitting; fitted carpet; door leading to the dining kitchen.

Dining Kitchen: 11'10 x 11'9 (3.61m x 3.57m) approx.

Spacious dining kitchen fitted with a comprehensive range of high gloss taupe base and wall mounted cabinets; co-ordinated works surfaces and upstands; stainless steel sink and drainer with a mixer tap; gas hob with a splashback behind; stainless steel chimney style extractor hood; integrated fridge/freezer; wall cabinet housing the central heating boiler; radiator; heat and CO detectors; glazed exterior doors with glazed side panels fitted with roller blinds lead out to the rear garden; a further door gives access to the utility room.

Utility Room: 6'6 x 3'9 (1.97m x 1.15m) approx.

The functional utility room is plumbed for a washing machine and has a work surface and upstand; coat hooks; pendant light fitting; laminate flooring; door to the cloakroom.

Cloakroom:

Fitted with a white two-piece cloakroom suite; radiator; extractor; pendant light fitting; laminate flooring.



Upper Floor:

The upper hallway gives access to the remaining accommodation; hatch to the partly floored loft; smoke detector; fitted carpet.

Bedroom 1: 12'10 x 11'8 (3.90m x 3.65m) approx.

Bright and airy double bedroom with a front aspect; two windows fitted with roller blinds; built-in wardrobe with sliding mirrored doors; large built-in storage cupboard; wall mounted CO monitor and central heating thermostat controlling the upper floor; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 10'11 x 9'10 (3.32m x 3.00m) approx.

Tastefully presented second double bedroom with a window overlooking the rear garden; feature panelled wall; radiator; pendant light fitting; fitted carpet.

Bedroom 3/Study: 10'4 x 7'1 (3.16m x 2.15m) approx.

The third bedroom also has a rear garden outlook; window fitted with a roller blind; radiator; pendant light fitting; 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 over bath mixer shower and glass shower screen; wall tiles around bath and behind sink; shaver point; radiator; ceiling light fitting; vinyl flooring.

Outside:

The front garden is well stocked with mature shrubs and has a paved pathway leading up to the front door. The fully enclosed rear garden is mainly laid to grass; a paved pathway leads up to a garden gate which gives access to the resident's car park. **Note:** The gas meter is located at the front of the house.

Parking:

There are two allocated parking spaces within the resident's car park to the rear of the property.

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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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Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com