



63 Parkhill Circle, Dyce,  
Aberdeen, AB21 7FN

Offers Over £225,000

peterkins



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Dyce, Aberdeen,  
AB21 7FN

Offers Over £225,000

- Appealing Semi-Detached Dwellinghouse
- Well-Appointed Living Room
- Dining Kitchen
- Bathroom with an Over Bath Shower
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- Gas Central Heating
- Double Glazing
- Off-Street Parking for Four/Five Cars
- Single Garage

Viewing contact Peterkins  
(01224) 428100

Ref: 46289/2

EPC: C

Council Tax: Band E

Tenure: Ownership

#### Description:

We are delighted to offer for sale this appealing **four-bedroom semi-detached dwellinghouse** situated in a quiet street within the well-established Dyce area of the city. Representing the ideal purchase for a growing family the property is decorated in neutral tones complimented by oak interior door and quality blinds. The accommodation spans over two floors and comprises of: Hallway with staircase to the upper floor; living room; dining kitchen; bathroom. Upper Floor: Master bedroom with en-suite shower room; three further double bedrooms; loft access. Outside there is a lock block parking area for four/five cars which leads up to the single garage and an enclosed rear garden. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

#### Location:

Dyce is a popular residential area lying to the north of the city. There are ample shopping and recreational facilities including a community centre, swimming pool, library, squash club, bowling green and excellent educational facilities both primary and secondary. There is also a nursery a short walk from the property. The City Centre and the Industrial Estates of both Dyce and Bridge of Don are within easy reach. The area is also well served by public transport, with Dyce Train Station a 10-minute walk from the property, allowing a quick commute to the City Centre.

#### Directions:

On entering Dyce, from the City Centre, take the second exit at the roundabout with The Aberdeen Dyce Hotel onto Riverview Drive then take the first left onto Overton Circle. Follow the road and take the second left into Parkhill Circle and number 63 is on the right as indicated by our "For Sale" sign.

#### Hallway:

A part glazed uPVC exterior door gives access to the hallway; a carpeted staircase with a metal balustrade and oak handrail leads to the upper floor; under stair storage cupboard housing the electricity and gas meters; frosted window to the front of the house; wall mounted central heating controls; radiator; smoke detector; fitted carpet.

#### Living Room: 16'5 x 12'9 (5.00m x 3.89m) approx.

Well-appointed living room with a picture window to the front of the house fitted with vertical blinds; wall mounted media unit; radiator; smoke detector; ceiling cornice; five branch ceiling light fitting; fitted carpet; door to the dining kitchen.

#### Dining Kitchen: 19'9 x 8'6 (6.02m x 2.58m) approx.

Spacious dining kitchen fitted with an excellent range of beech effect base and wall mounted cabinets linked by contrasting work surfaces and wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; gas cooker with a stainless steel chimney style extractor hood above; washing machine; tumble dryer; large double window fitted with a roller blind overlooks the rear garden; tall modern radiator; heat detector; two ceiling light fittings; vinyl flooring; "French" doors lead out to the rear garden.

#### 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 electric shower and glass shower screen; aqua panels around suite; frosted window to the side of the property; wall mounted mirrored medicine cabinet and glass display shelves; tall modern radiator; downlighters; laminate flooring.

#### Upper Floor:

Built-in storage cupboard; hatch to the partly floored loft; smoke detector; pendant light fitting; fitted carpet.



#### Master Bedroom: 12'9 x 9'2 (3.89m x 2.80m) approx.

Well-proportioned double bedroom with a rear garden aspect; triple formation window fitted with vertical blinds; radiator; smoke and CO detectors; light pendant fitting; fitted carpet: door to the en-suite shower room.

#### En-Suite Shower Room:

Attractive en-suite shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set on a vanity unit and an aqua panelled shower enclosure complete with a mixer shower and rainfall/handheld shower fittings; aqua panels behind sink and in shower; built-in cupboard housing the central heating boiler; shaver point; wall mounted LED mirrored medicine cabinet; frosted window to the rear of the house; "Xpelair" fan; Ceiling light fitting; LVT flooring.

#### Bedroom 2: 12'9 x 9'10 (3.89m x 3.00m) approx.

Bright and airy double bedroom with a triple formation window to the front of the house fitted with a roller blind; free standing wardrobes; radiator; smoke detector; pendant light fitting; fitted carpet.

#### Bedroom 3: 12'9 x 9'2 (3.88m x 2.80m) approx.

Good sized third double bedroom which is positioned to the rear of the property; window fitted with vertical blinds; built-in storage cupboard; radiator; pendant light fitting; laminate flooring.

#### Bedroom 4: 9'11 x 8'2 (3.02m x 2.50m) approx.

The fourth bedroom is currently being utilised by the current owner as a study; window with a front facing aspect fitted with vertical blinds; built-in wardrobe with sliding mirrored doors; smoke detector; spotlight fitting; laminate flooring.

#### Outside:

The enclosed and landscaped rear garden is mainly laid for low maintenance with patio slabs offering the ideal seating space for entertaining and enjoying the summer months. In addition, there is an outdoor water tap and an area of lawn with a boundary hedge and rotary dryer.

#### Parking/Garage:

The lock block parking area to the front and side of the property which provides great off-street parking for four/five cars and gives access to the car port and the single garage with an up and over door and power/light installed.



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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