

30 Marchburn Road,
Aberdeen, AB16 7NN

Offers Over £145,000

peterkins













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Offers Over £145,000

- Spacious Semi-Detached Dwellinghouse
- Living/Dining Room with a Feature Fireplace
- Sun Room
- Well-Equipped Kitchen with Appliances
- Master Bedroom with En-Suite
- Two Further Double Bedrooms
- Four-Piece Bathroom
- Gas Central Heating
- Double Glazing
- Low Maintenance Gardens
- Tarred Driveway & Car Port

Viewing contact Peterkins
(01224) 428100

Ref: 48214/2
EPC: D
Council Tax: Band B
Tenure: Ownership

Description:

We are delighted to offer for sale this inviting **three-bedroom semi-detached dwellinghouse** situated in a quiet street, close to local amenities. The property is presented in good order and offers spacious family accommodation which spans over two floors and comprises of: Hallway with a staircase leading to the upper floor; dining /living room with a feature fireplace; sun room; well-equipped kitchen with appliances; four-piece bathroom. Upper Floor: Master bedroom with en-suite; two further double bedrooms; loft access. Outside there are well-kept, low maintenance gardens and a tarred driveway to the front of the house which leads up to the car port and provides great off-street parking for up to three cars. Heating is provided by a gas central heating system, and all windows are double glazed. The fitted flooring, dishwasher, integrated oven, free standing wardrobes, light fittings and blinds will be included in the sale.

Location:

Marchburn Road is situated within a well-established residential area to the north of Aberdeen and enjoys an excellent range of local amenities and shops. There is regular public transport available close by making the City Centre easily accessible. A short drive leads you to the main Aberdeen ring road which provides easy commuting to both north and south of the city. It is also a convenient location for those working or studying at Aberdeen Royal Hospital complex.

Directions:

Travelling north on North Anderson Drive take the first exit off the Provost Rust Drive/Rosehill Drive roundabout onto Provost Rust Drive exit and continue the full length of the road. At the end turn left onto Springhill Road, then left again onto Marchburn Drive. Follow the road and take the fifth road on the right onto Marchburn Road. Number 30 is situated on the left as indicated by our "For Sale" sign

Hallway:

A part glazed composite door with glazed side panel gives access to the airy hallway; a carpeted staircase leads to the upper floor; electric meter cupboard; wall mounted central heating controls and thermostat; radiator; dado rail; smoke and CO detectors; three branch ceiling light fittings; laminate flooring.

Living/Dining Room: 22'1" x 11'0" (6.73m x 3.34m) approx.

Generously proportioned living/dining room with a lovely picture window to the front of the property fitted with vertical blinds; feature fireplace complete with an electric fire; two radiators; dado rail; smoke detector; two ceiling light fittings; solid wood floor; "French" doors fitted with vertical blinds give access to the sun room; a further door leads though to the kitchen.

Sun Room: 9'2" x 7'4" (2.80m x 2.24m) approx.

The sun room makes a wonderful addition to the property and has windows overlooking the rear garden; radiator; wall light; laminate flooring; "French" doors give access to the rear garden.

Kitchen: 10'10" x 8'11" (3.31m x 2.71m) approx.

Well-equipped kitchen fitted with an excellent range of white high gloss base and wall mounted cabinets complimented by wood effect work surfaces and splashback tiling; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob; built-in oven; dishwasher; and there are spaces for a fridge/freezer and washing machine; a window to the side of the house fitted with vertical blinds; radiator; dado rail; heat detector; spotlights; tiled floor; a part glazed uPVC leads out to the rear garden.





Bathroom:

The fully tiled bathroom is fitted with a white four-piece suite comprising of: W.C., wash hand basin with pedestal, bath and separate shower unit complete with an electric shower; wall mounted mirrored medicine cabinet; frosted window to the side of the building fitted with a roller blind; spotlight fitting; tiled floor.

Upper Floor:

Balustrade; a window fitted with vertical blinds overlooks the front of the property; access to the loft via a "Ramsay" ladder; radiator; dado rail; wall mounted shelves; smoke detector; three branch ceiling light fitting; fitted carpet.

Master Bedroom: 12'3" x 10'11" (3.74m x 3.32m) approx.

Bright and airy master bedroom with a dual aspect; windows to the side and rear of the house fitted with vertical blinds; built-in wardrobes with sliding mirrored doors; wall mounted TV bracket; radiator; dado rail; fanlight; laminate flooring; door to the en-suite.

En-Suite:

The en-suite is fitted with a white two-piece cloakroom suite; splashback tiles behind sink; wall mounted mirrored medicine cabinet; spotlight fitting; laminate flooring.

Bedroom 2: 12'3" x 10'11" (3.74m x 3.32m) approx.

Well-proportioned second double bedroom with a front aspect; two windows fitted with vertical blinds; free standing wardrobes; wall mounted TV bracket; radiator; dado rail; three branch ceiling light fitting; laminate flooring.

Bedroom 3: 10'11" x 10'10" (3.33m x 3.29m) approx.

The third double bedroom has a rear garden outlook; two windows fitted with vertical blinds; free standing wardrobes; wall mounted TV bracket; radiator; dado rail; three branch ceiling light fitting; laminate flooring.

Outside/Parking:

There are well-kept gardens to the front and rear of the property which are laid for low maintenance. The sheds, greenhouse and rotary dryer in the rear garden will remain. **Note:** There is a built-in store on the gable wall which houses the central heating boiler and gas meter.

There is a tarred driveway to the front of the house which leads up to the car port and provides great off-street parking for up to three cars.

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 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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