

24 Gairnshiel Avenue,
Aberdeen, AB16 5RS

Offers Over £145,000

peterkins













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- Inviting Mid-Terraced Dwellinghouse
- Tastefully Presented Living Room
- Dining Room with "French" Doors to the Rear Garden
- Well-Equipped Kitchen
- Three Double Bedrooms
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Garden to the Rear
- Off-Street Parking for Two Cars

Viewing contact Peterkins
(01224) 428100

Ref: 36459/6
EPC: C
Council Tax: C
Tenure: Ownership

Description:

We are delighted to offer for sale this inviting **three-bedroom mid-terraced dwellinghouse** situated within a well-established area to the north of the city. Presented in immaculate condition the house spans over two floors and comprises of: Entrance hallway with a staircase leading to the upper floor; tastefully presented living room with a dual aspect; dining room with "French" doors leading out to the rear garden; fitted kitchen. Upper Floor: Three double bedrooms; modern bathroom with an over bath shower; loft access. Outside there is off-street parking to the front of the house for two cars and a garden to rear. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, certain white goods; light fittings and blinds will be included in the sale.

Location:

Mastrick is a popular residential area with a wide range of local amenities including shops, a medical centre, nursery, primary and secondary schools all within walking distance. The hospital complex at Foresterhill is close by and the subjects enjoy easy access to Anderson Drive, and to the business centers to the north and south of the city as well as Aberdeen Airport. The City Centre is a 5/10 minutes' drive from the property and regular public transport is readily available.

Directions:

Travelling north on Anderson Drive, continue through the traffic lights at the Lang Stracht and Ashgrove Road West. Take the first exit on the left onto Mastrick Road, follow the road and turn right onto Derry Avenue then take the second right onto Cairnwell Road. Gairnshiel Avenue is the next road on the left and number 24 is situated on the right.

Hallway:

A part glazed composite door gives access to the hallway; a carpeted staircase with handrail leads to the upper floor; built-in cupboard housing the central heating boiler; electric meter cupboard; radiator; smoke detector; three branch ceiling light fitting; laminate flooring.

Living Room: 14'5" x 12'8" (4.40m x 3.87m) approx.

Tastefully presented living room with a double window to the front of the house fitted with a "Day to Night" blind; central heating controls; radiator; smoke detector; downlighters; laminate flooring; access to the dining room. **Note:** The wall mounted television will be removed but the bracket will remain.

Dining Room: 8'11" x 8'10" (2.71m x 2.68m) approx.

The dining room is on semi-open plan to the living room; "French" doors lead out to the rear garden; radiator; smoke detector; downlighters; laminate flooring.

Kitchen: 13'1" x 9'0" (3.98m x 2.74m) approx.

Well-equipped kitchen fitted with a range of base and wall mounted units; co-ordinated work surfaces and splashback tiling; 1.5 x stainless steel sink and drainer with a mixer tap; five ring gas hob and built-in oven; "American" style fridge/freezer; window to the rear fitted with an extractor fan; panelled walls to dado height; under stair storage area; heat detector; ceiling light fitting; laminate flooring. **Note:** The washing machine and tumble dryer will not be included in the sale.





Upper Floor:
Window overlooking the rear garden; built-in storage cupboard; hatch to the partly floored and insulated loft; smoke detector; downlighters; laminate flooring.

Bedroom 1: 14'5" x 12'6" (4.40m x 3.81m) approx.
Spacious double bedroom with two windows overlooking the front of the property; two built-in storage cupboards; radiator; pendant light fitting; laminate flooring.

Bedroom 2: 11'2" x 10'8" (3.41m x 3.24m) approx.
Good sized second double bedroom with a rear garden aspect; window; built-in wardrobe and free-standing wardrobes; radiator; track spotlight fitting; laminate flooring.

Bedroom 3: 12'6 x 9'5 (3.81m x 2.86m) approx.
The third double bedroom has a window to the front of the house; built-in wardrobe; radiator; ceiling light fitting; laminate flooring.

Bathroom:
Modern bathroom fitted with a white there-piece suite comprising of: W.C. with concealed cistern and handheld bidet attachment/hose; wash hand basin set into a vanity unit and bath complete with a mixer shower; fully aqua panelled; shaver point; wall mounted mirror; frosted window to the rear; downlighters; vinyl flooring.

Outside:
The rear garden is mainly laid to grass with a boundary hedge and fence. There is also an outdoor water tap, timber garden shed and rotary dryer. **Note:** The gas meter is located at the front of the house.

Parking:
There is a tarred parking area to the front of the property which provides excellent off-street parking for two cars.

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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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