

9 Provost Graham Avenue,
Hazlehead, Aberdeen AB15 8HB

Fixed Price £100,000

peterkins













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- Terraced Family Home
- Living Room with Patio Doors
- Dining Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Gas Fired Warm Air Heating System
- Double Glazing
- Rear Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48353/1
EPC: Band D
Council Tax: Band C
Tenure: Ownership

Description:

We are pleased to offer for sale this spacious mid terraced dwellinghouse situated in a popular city area, Hazlehead is a mature west end location with easy access to the City centre and surrounding areas. This property would make an ideal purchase for “First Time Buyer “ or “Buy to Let” opportunity. The generously proportioned accommodation spans two floors and comprises: Entrance hall with staircase; living room with patio doors to rear garden; dining kitchen; upper floor: shower room and two double bedrooms. The property is double glazed and is heated by gas fired warm air heating system. All fitted flooring, blinds and light fittings will be included in the sale.

Location:

The property is ideally situated in a pleasant and quiet residential area in Aberdeen. The property is situated within easy reach of the city centre with all its amenities by car or by nearby public transport. Aberdeen's ring road leading to the north and south of the city is nearby and Hazlehead Park with its woodland walks, golf courses and children's play areas is only a short distance away. Both primary and secondary schools are located close by.

Directions:

Travelling west along Union Street continue onto Alford Place, Albyn Place and then onto Queens Road. Proceed all the way along Queens Road continue to the roundabout at Hazlehead and proceed straight across and Provost Graham Avenue is situated just after the lights on the left hand side, follow the round at number 9 is situated on the right side recessed from the main road along a footpath.

Entrance Hallway: 14’9 x 5’6 (4.5m x 1.7m) at widest point approx.

This bright hallway is accessed via a glazed uPVC exterior door with a side panels; built in cupboard houses the electric meter and fuseboard; two further storage cupboards with one housing warm air heating system; laminate flooring at the entrance with further fitted carpet throughout the hall and staircase; smoke detector; 5 branch light fitting; flow vent; co alarm .

Living Room: 14’7 x 12’5 (4.45m x 3.80m) approx.

Generously proportioned living room featuring patio doors which lead out to the rear garden; glazed panel wooden door; ceiling light; vertical blinds; curtain rail with curtains; room thermostat; panelled wooden feature wall; flow vents and fitted carpet.

Dining Kitchen: 14’1 x 8’2 (4.30m x 2.50m) approx.

Delightful dining kitchen fitted with a range of base and wall mounted cabinets linked by coordinated work surfaces and ceramic wall tiles; built in oven; ceramic hob; extractor hood; washing machine; dishwasher; 1.5 basin with drainer and mixer rap; window to the front of the property; roller blind; heat detector; recessed spotlight fitting; pendant light fitting; recessed wooden shelf and laminate flooring.





Upper Floor:
Accessed via carpeted stairs with wood stained bannister and spindles; built in storage cupboard housing water tank; spotlight fittings; fitted carpet; smoke detector; fitted carpet on hallway and access to loft.

Bedroom 1: 14'7 x 7'4 (4.45m x 2.25) approx.
Well appointed double bedroom with rear aspect; wooden door with frosted glass panel above and to side, allowing external light to flow; 2 built in storage cupboards with shelf and hanging rail; feature wood panelling; 4 branch light fitting; window; roller blind; flow vents and fitted carpet.

Bedroom 2: 13'1 x 8'4 (4.0m x 2.55m) approx.
Good sized double bedroom with a front aspect; wood door with frosted glass panel; built in wardrobe with mirror sliding doors, shelf and hanging rail; wood panel feature walls; window; roller blind; 3 branch light fitting; flow vent and fitted carpet.

Shower Room:
Fitted with a three-piece suite comprising: vanity unit basin with mixer tap and cupboard below; W.C; corner shower unit complete with mixer shower and aqua panelling behind; recessed spotlights; opaque window with a front aspect; mirror and tiled floor.

Loft:
Access to loft via first floor hallway hatch on ceiling.

Outside:
There is a small exclusive garden to the rear of the property, which can also be accessed from patio doors in the living room. Further extensive communal garden space via path. To the front there is communal access path .

Parking:
There is plentiful parking via on street.

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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