



2 Doolie Ness, Altens,
Aberdeen, AB12 3SQ

Offers Over £170,000

peterkins



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Offers Over £170,000

- Semi-Detached Dwellinghouse
- Living Room
- Dining Kitchen
- Cloakroom
- Three Double Bedrooms
- Bathroom with an Over Bath Shower
- Loft
- Gas Central Heating
- Double Glazing
- Gardens to the Front & Rear
- Resident's Parking

Viewing contact Peterkins
(01224) 428100

Ref: 8041/6

EPC: Band C

Council Tax: Band C

Tenure: Ownership

Description:

We have the pleasure offering for sale this **three-bedroom semi-detached dwellinghouse** which enjoys a quiet position within the popular Altens area of the city. Discerning purchasers will no doubt be impressed by level of spacious accommodation on offer which spans over two floors and comprises of: Entrance porch; dining kitchen; living room; cloakroom; hallway with staircase leading to the upper floor; rear hallway with rear garden access. Upper Floor: Three double bedrooms; bathroom with an over bath shower; loft access. Outside there are gardens to the front and rear of the house together with a residents' car park. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, kitchen blind and curtains will be included in the sale.

Location:

Altens has an excellent range of amenities nearby in neighbouring Cove, including nursery and primary schooling, a community centre, local shops and a library. The Robert Gordon University and Garthdee superstores are minutes away by car or bus and the commercial centres in Altens itself, Tullos, Badentoy and Portlethen are within easy reach. The area is well served by bus links allowing access to other parts of the city.

Directions:

Travel south towards Cove via Wellington Road and at the Aberdeen Altens Hotel roundabout take the second exit onto Langdykes Road, then first left onto Strathburn Street. Follow the road round and take the third left onto Doolie Ness. Number 2 is indicated by our "For Sale" sign.

Entrance Porch:

A part glazed uPVC exterior door gives access to the entrance porch; windows overlooking the front garden; pendant light fitting; vinyl flooring; a frosted glazed door leads through to the dining kitchen.

Dining Kitchen: 11'0" x 10'8" (3.35m x 3.24m) approx.

Well-equipped dining kitchen fitted with a superb range of oak effect base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob with an extractor hood above; built-in double oven; washing machine; integrated fridge/freezer; ample space for a dining table and chairs; window to the front of the property fitted with a roller blind; radiator; heat detector; three branch ceiling light fitting; vinyl flooring.

Cloakroom:

The cloakroom is fitted with a white two-piece suite cloakroom suite; wall tiles to dado height; frosted window to the rear of the house; radiator; downlighters; LVT flooring.

Living Room: 17'3" x 10'7" (5.27m x 3.22m) approx.

Well-appointed living room with a triple formation window overlooking the front garden; two radiators; smoke detector; two ceiling light fittings; fitted carpet.

Hallway:

The hallway has a carpeted staircase with a balustrade and handrail leading to the upper floor; window to the rear of the property; large built-in storage cupboard; radiator; smoke detector; two pendant light fittings; fitted carpet.



Rear Hallway:

Built-in storage cupboard housing the central heating boiler and gas/electric meters; CO detector; pendant light fitting; matwell; fitted carpet; a part glazed uPVC exterior door with glazed side panel leads out to the rear garden.

Upper Floor:

Balustrade; window overlooking the rear garden; hatch to the loft; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 13'11" x 10'8" (4.23m x 3.25m) approx.

Spacious double bedroom with a front garden aspect; window; wall to wall built-in wardrobes with sliding mirrored doors provide excellent hanging and storage facilities; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 10'7" x 7'10" (3.22m x 2.40m) approx.

Good sized double bedroom with a window overlooking the front of the property; wall to wall built-in wardrobe with sliding mirrored doors provides great hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 10'7" x 9'1" (3.22m x 2.77m) approx.

The third double bedroom is also positioned to the front of the property; window; radiator; pendant light fitting; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with an overhead mixer shower and glass shower screen; aqua panels around suite; wall mounted mirror; frosted window to the rear of the house; downlighters; laminate flooring.

Outside:

The enclosed front garden is mainly laid to grass with a feature silver birch tree and borders filled with a variety of shrubs and flowering plants; a paved pathway and stairs lead up to the front door. The rear garden is also enclosed and laid to paving slabs for low maintenance; rotary dryer; timber garden shed and two storage bunkers; a garden gate leads out to Altens Play Park.

Parking:

There is ample residents' parking to the front 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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