



19 Garthdee Farm Gardens,
Aberdeen, AB10 7GF

Offers Over £350,000

peterkins



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- Executive Detached Dwellinghouse
- Lounge with a Box Bay Window
- Dining Kitchen with “French” Doors to the Rear Garden
- Utility Room & Cloakroom
- Master Bedroom with En-Suite Shower Room
- Guest Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Well-Kept Gardens
- Lock Block Driveway
- Single Integral Garage

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Description:

Early viewing is essential to appreciate this fabulous **four-bedroom detached dwellinghouse** nestled within the prestigious development of executive homes at Den of Pitfodels. The property is presented in a truly immaculate, “ready to move into” condition and has been finished to the highest of specifications. The discerning purchaser will no doubt be impressed by the level of accommodation on offer which spans over two floors and comprises of: Welcoming entrance hallway with staircase leading to the upper floor; lounge with a box bay window; exceptionally spacious dining kitchen with “French” doors leading out to the rear garden; utility room with garden access; cloakroom. Upper Floor: Master bedroom with en-suite shower room; guest double bedroom with en-suite shower room; two further double bedrooms; family bathroom; loft access. Outside there are very well-kept gardens and a lock block driveway to the front of the house which leads up to the integral single garage. 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:

The area is well served by excellent shopping facilities at the Bridge of Dee, where both a Sainsbury and Asda superstore are located. Nearby Cults provides additional local shopping facilities, hotels, recreational facilities and excellent schooling. Anderson Drive and the AWPR are also easily accessible, providing access to the business centres to the north and south of the city, Foresterhill hospital and Aberdeen airport. In addition, there is the opportunity to enjoy long walks along the banks of the Dee or to cycle along the former Deeside Railway Line. The Robert Gordon University, Deeside golf course and the David Lloyd gym are also located nearby.

Directions:

From the Bridge of Dee roundabout travel west along Garthdee Road and after passing Robert Gordon’s Gray’s School of Art turn right at the bend into Garthdee Farm Gardens and veer to the left. Follow the road round and number 19 is situated a on the left-hand side, as identified by our “For Sale” Sign.

The accommodation comprises of:-

Entrance Hallway:

A part glazed composite door gives access to the welcoming hallway; a carpeted staircase with balustrade and handrail leads to the upper floor; under stair storage cupboard housing the electric meter and consumer unit; built-in shelved storage cupboard; radiator; smoke and CO detectors; “Amtico” flooring; doors leading to the lounge, dining kitchen and integral garage.

Lounge: 19’3 x 13’1 (5.87m x 3.98m) approx.

The tastefully presented and well-appointed living room features a lovely box bay window fitted with “Venetian” blinds to the front of the house; two further small windows to the front and side of the house also fitted with “Venetian” blinds allow additional natural light flow into the room; two radiators; smoke detector; two pendant light fittings; fitted carpet.



Dining Kitchen: 18'5 x 7'5 (5.61m x 2.27m) approx.

Exceptionally spacious dining kitchen fitted with a comprehensive range of taupe high gloss base and wall mounted cabinets linked by contrasting work surfaces, upstands and tiling; under cabinet and plinth lighting; 1.5 x stainless steel sink and drainer with a mixer tap; induction hob with a glass splashback behind; stainless steel chimney style extractor hood; built-in double oven and microwave; integrated fridge/freezer and dishwasher; wall mounted television bracket; ample space for a large dining table and chairs; two radiators; three spotlight fittings; "Amtico" flooring; access to the utility room; full height box bay window with "French" doors leading out to the rear garden.

Utility Room: 6'4 x 5'10 (1.94m x 1.78m) approx.

Functional utility room fitted with taupe high gloss base and wall mounted cabinets; contrasting work surface and upstands; washing machine and tumble dryer; wall mounted central heating controls; radiator; extractor fan; pendant light fitting; "Amtico" flooring; door to the cloakroom; a further part glazed composite door leads out to the rear garden.

Cloakroom:

Fitted with a white two-piece cloakroom suite; splashback tiling behind the wash hand basin; wall mounted mirror; frosted window to the rear of the house; radiator; ceiling light fitting; "Amtico" flooring.

Upper Hallway:

The upper hallway gives access to the remaining accommodation; balustrade; built-in double cupboard housing the hot water tank; window to the front of the house fitted with a roller blind; hatch to the loft; smoke detector; two pendant light fittings; fitted carpet.

Master Bedroom: 13'1 x 11'2 (3.98m x 3.40m) approx.

Bright and airy master bedroom with a front outlook; two windows to front of the house fitted with "Roman" blinds; built-in wardrobes with sliding mirrored doors provide excellent hanging and storage space; radiator; pendant light fitting; fitted carpet; door to the en-suite shower room.

En-Suite Shower Room:

Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C., countertop wash hand basin set on a wall hung vanity unit and a large, tiled shower cubicle complete with a mixer shower; shaver point; wall mounted mirror; frosted window to the side of the building; tall chrome ladder style radiator; LED illuminated ceiling fan; ceiling light fitting; "Amtico" flooring.

Guest Bedroom: 11'5 x 11'3 (3.48m x 3.43m) approx.

Spacious guest bedroom with a window fitted with a roller blind overlooking the rear garden; built-in wardrobes with sliding mirrored doors providing great hanging and storage space; radiator; pendant light fitting; fitted carpet; door to the en-suite shower room.

Guest En-Suite Shower Room:

The guest en-suite shower room fitted with a white three-piece suite comprising of: W.C., countertop wash hand basin set on a wall hung vanity unit and a tiled shower cubicle complete with a mixer shower; shaver point; wall mounted mirror; tall chrome ladder style radiator; LED illuminated ceiling fan; ceiling light fitting; "Amtico" flooring.

Bedroom 3: 11'7 x 9'8 (3.54m x 2.94m) approx.

Good sized third double bedroom with a pleasant rear garden aspect; window fitted with a "Roman" blind; built-in wardrobes with sliding doors and a shelf/hanging rail; radiator; pendant light fitting; fitted carpet.

Bedroom 4: 12'7 x 10'2 (3.84m x 3.11m) approx.

The fourth double bedroom is positioned to the front of the house and is currently being utilised as a study; window fitted with a "Roman" blind; radiator; pendant light fitting; fitted carpet.

Family Bathroom:

Attractive family bathroom fitted with a white three-piece suite comprising of: W.C., countertop wash hand basin set on a wall hung vanity unit and a bath with splashback tiling behind; wall mounted mirror; tall ladder style radiator; frosted window to the rear of the property; extractor fan; ceiling light fitting; "Amtico" flooring.







Outside:

Externally there are very well-kept gardens to the front and rear of the house.

The front garden is laid to lawn with a paved pathway leading up to the front door and round the side of the house.

The enclosed child/pet friendly rear garden is also mainly laid to lawn with a granite chipped/paved patio area ideal for alfresco dining. In addition, there is an outdoor water tap.

Note: The gas meter is located on the gable wall.

Parking:

There is a lock block driveway to the front of the house which leads up to the garage.

Garage:

The integrated single garage has an automatic door operated by remote control and houses the central heating boiler; power and light installed; door leading through to the hallway.

Other:

EPC: C

Council Tax: Band F

Tenure: Ownership



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