



46 Craigmarrinn Gardens, Altens,
Aberdeen, AB12 3SG

Offers Over £160,000

peterkins



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- Appealing Mid-Terraced Dwellinghouse
- Generously Proportioned Living Room
- Well-Equipped Kitchen
- Two Double Bedrooms
- One Single Bedroom
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Solar Panels
- Low-Maintenance Front/Rear Gardens

Viewing contact Peterkins
(01224) 428100

Ref: 48435/1
EPC: Band B
Council Tax: Band C
Tenure: Ownership

Description:

We are delighted to offer for sale this appealing **three-bedroom mid-terraced dwellinghouse** which enjoys lovely sea views from the front of the property. Presented in good condition the spacious family accommodation spans over two floors and comprises of: Entrance vestibule; hallway with a staircase leading to the upper floor; generously proportioned living room; well-equipped kitchen with appliances; rear hallway with access out to the rear garden. Upper Floor: Two double bedrooms; one single bedroom; modern shower room; loft access. Outside there are low-maintenance gardens to the front and rear of the property, in addition there is a substantial residents' parking area to the rear. The property benefits from solar panels, gas central heating and double glazing. The fitted flooring, white goods, light fittings and blinds 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 Altens/Cove via Wellington Road and at the Aberdeen Altens Hotel roundabout take the second exit onto Langdykes Road, then first left onto Strathburn Street. Continue to the top of the hill and you will see the sign for Craigmaroinn Gardens on the left. The property is situated just beyond the sign facing onto Strathburn Street as indicated by our "For Sale" sign.

Entrance:

A part glazed uPVC exterior door with glazed side panel gives access to the entrance vestibule; ceiling light fitting; vinyl flooring; door leading through to the hallway.

Hallway:

Welcoming hallway with a carpeted staircase, balustrade and handrail leading to the upper floor; coat hooks; radiator and cover; fibre terminal; smoke detector; two pendant light fittings; fitted carpet; access to the living room, kitchen and rear hallway.

Living Room: 16'6" x 10'6" (5.04m x 3.21m) approx.

Generously proportioned living room with patio doors fitted with vertical blinds which lead out to the front garden; tall modern radiator; two pendant light fittings; fitted carpet.

Kitchen: 10'6" x 8'9" (3.21m x 2.67m) approx.

Well-equipped kitchen fitted with an excellent range of base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashback panels; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with an additional glass splashback behind; stainless steel chimney style extractor hood; fridge/freezer; additional tall freezer; washing machine; integrated dishwasher; window overlooking the rear garden fitted with a roller blind; tall modern radiator; spotlight fitting; vinyl flooring.

Rear Hallway:

The rear hallway benefits from a large walk-in storage cupboard; ceiling light fitting; vinyl flooring; a part glazed uPVC exterior gives access out to the rear garden.



Upper Hallway:

Balustrade; built-in storage cupboard which houses the tumble drying and gives access to the loft; further hatch to the loft; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 11'11" x 10'6" (3.64m x 3.20m) approx.

Spacious double bedroom with a window to the front of the property providing lovely views out to sea; built-in wardrobe providing great hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 10'9" x 10'6" (3.28m x 3.20m) approx.

Good sized second double bedroom with a rear garden aspect; window; built-in storage cupboard/wardrobe which houses the central heating boiler; wall mounted central heating controls; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 7'9" x 7'8" (2.35m x 2.34m) approx.

The third single bedroom is positioned to the front of the house; window with superb sea views; radiator; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and an aqua panelled shower unit complete with an electric shower; wall tiles to dado height; frosted window to the rear; chrome ladder radiator; spotlight fitting; vinyl flooring.

Outside:

The front garden is laid to granite chips and paving stones with a shrub border to the side of the garden. The enclosed rear garden is partly laid to artificial grass with a timber garden shed and a raised paved patio area ideal for sitting out and enjoying the summer months. In addition, there is a rotary dryer and outdoor water tap. **Note:** The ladders and certain garden furniture will be included in the sale.

Parking:

A timber garden gate from the rear garden leads to the substantial residents' parking area.

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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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