

6 Countesswells Park Road,
Aberdeen, AB15 8FH

Fixed Price £215,000

peterkins













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- Beautifully Presented End-Terraced Dwellinghouse
- Well-Appointed Living Room
- Dining Kitchen with Rear Garden Access
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Four-Piece Bathroom
- Gas Central Heating
- Double Glazing
- Landscaped Rear Garden
- Two Allocated Parking Spaces

Viewing contact Peterkins
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Ref: 48530/1
EPC: B
Council Tax: Band E
Tenure: Ownership

Description:

Early viewing is essential to appreciate the interior of this beautifully presented **three-bedroom end-terraced dwellinghouse** situated in the sought-after residential area of Countesswells. The property has been freshly redecorated throughout and benefits from quality blinds, curtains and light fittings making a wonderful "ready to move into" home. The spacious accommodation spans over two floors and comprises of: Welcoming hallway with a staircase leading to the upper floor; well-appointed living room; dining kitchen with access out to the rear garden; cloakroom. Upper Floor: Master bedroom with en-suite shower room; two further bedrooms; four-piece family bathroom; loft access. Outside there is a fully enclosed, landscaped rear garden and two allocated parking spaces located within the residents' car park. The property benefits from gas central heating, solar panels and double glazing. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Countesswells Park Road lies within an exclusive development approximately 4 miles to the west of the city bordered by Hazelhead woods and Countesswells woods to the south. The expanding area has its own local Sainsbury's, primary school which is only a 2-minute walk from the property and play park. The popular town of Westhill is located nearby which has its own local retail centre, local amenities and oil-related offices. The AWPR and City Centre is also easily accessible providing access to a wealth of amenities you would expect to find in and around a thriving city.

Directions:

From Aberdeen head west on the A944 towards Kingswells and at the Kingswells roundabout, take the first exit towards Countesswells onto Fifeshill Drive continuing onto Wisely Wynd. Follow the road round then turn right onto Countesswells Park Road. Number 6 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Hallway:

A part glazed composite exterior door gives access to the welcoming hallway; a carpeted staircase with handrail leads to the upper floor; built-in storage cupboard housing the central heating boiler and electric meter; wall mounted central heating thermostat controlling the ground floor; radiator; smoke and CO detectors; two ceiling light fittings; wood effect vinyl flooring.

Cloakroom:

The spacious cloakroom is fitted with a white two-piece cloakroom suite; frosted window to the side of the house; radiator; ceiling light fitting; wood effect vinyl flooring.

Living Room: 15'6" x 13'1" (4.73m x 4.00m) approx.

The well-appointed living room has a pleasant dual aspect with two windows fitted with "Venetian" blinds which allow an abundance of natural light flow into the room; built-in under stair storage cupboard; two radiators; smoke detector; LED ceiling light fitting; wood effect vinyl flooring.

Dining Kitchen: 15'6" x 10'9" (4.73m x 3.28m) approx.

Superb dining kitchen fitted with an excellent range of white base and wall mounted cabinets complimented by co-ordinated work surfaces and upstands; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a glass splashback behind; built-in oven; stainless steel chimney style extractor hood; washing machine; integrated fridge/freezer; ample space for a large dining table and chairs; window to the front of the house fitted with "Venetian" blinds; radiator; heat detector; two ceiling light fittings; wood effect vinyl flooring; a glazed exterior door with glazed side panels gives access out to the rear garden.





Upper Hallway:
Balustrade; built-in shelved storage cupboard; hatch to the loft; smoke detector; ceiling cornice; radiator; fitted carpet.

Master Bedroom: 10'12 x 10'0" (3.08m x 3.06m) approx.
Bright and airy master bedroom with a lovely side aspect; window fitted with a roller blind; built-in wardrobe with sliding mirrored doors providing good hanging and storage space; wall mounted central heating thermostat controlling the upper floor; CO monitor; radiator; pendant light fitting; fitted carpet; door leading through to the en-suite.

En-Suite Shower Room:
Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C.; wash hand basin with pedestal and a tiled shower enclosure complete with an electric shower; shaver point; wall mounted mirrored medicine cabinet; window to the front of the house; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Bedroom 2: 10'11" x 8'8" (3.32m x 2.65m) approx.
Good sized second double bedroom with a rear garden outlook; window; radiator; ceiling light fitting; fitted carpet.

Bedroom 3: 10'11" x 6'7" (3.32m x 2.00m) approx.
The third single bedroom has a window to the side of the property fitted with a roller blind; radiator; LED ceiling light fitting; fitted carpet.

Bathroom:
Attractive bathroom fitted with a white four-piece suite comprising of: W.C., wash hand basin with pedestal, bath and a tiled shower unit complete with a mixer shower; tall vanity unit; frosted window to the front of the house; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Outside:
The front/side area of garden is mainly laid to grass with a slate chipped border and a paved pathway leading up to the front door. The walled, landscaped rear garden is built for entertaining, offering a great combination of a raised deck and a paved patio. **Note:** The storage bunker will remain.

Parking:
There are two allocated parking spaces located within the residents' car park.

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