



97 Springfield Road,
Aberdeen, AB15 7RT

Offers Over £395,000

peterkins



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- Extended Detached Dwellinghouse
- Lounge with a Feature Fireplace & Bay Window
- Dining Room
- Open Plan Breakfast Kitchen & Dining/Family Room
- Three Double Bedrooms
- Family Bathroom
- Shower Room
- Enclosed Walled Rear Garden
- Sizeable Lock Block Driveway
- Single Garage

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Ref: 39611/94

Description:

Situated in a highly desirable location to the west of Aberdeen city, we are delighted to offer for sale this **extended three-bedroom detached dwellinghouse**. Ideal for growing families or couples looking to upsize, this stunning property must be viewed internally to fully appreciate the generous space and prime location on offer. The spacious accommodation spans over two floors and comprises of: Entrance vestibule; welcoming hallway with staircase leading to the upper floor; lounge with a bay window and feature fireplace; dining room; open plan luxury breakfast kitchen and dining/family room with bi-folding doors which open out to the rear garden; double bedroom with a bay window; family bathroom. Upper Floor: Two double bedrooms; modern shower room. Outside there is a beautifully maintained and fully enclosed walled rear garden together with sizeable lock block parking area to the front of the house which leads up to the single garage. Heating is provided by a gas central heating system and all windows are double glazed.

Location:

Springfield Road is situated in a well-established area, yet one which offers easy access to most parts of Aberdeen city by a variety of arterial routes. The area is also well served by local shops at both Seafield and Mannofield, by public transport facilities and a wide range of recreational facilities are available in the area including the many sporting and recreational attractions at Hazlehead. The property is also less than a ten-minute walk to Airyhall Primary School. The location is also extremely convenient for Aberdeen Royal Infirmary and the oil-related offices at Hill of Rubislaw.

Directions:

From Holburn Junction travel west along Alford Place and proceed onto Albyn Place. At the Queens Cross roundabout take the second exit onto Queens Road. Proceed straight ahead at the next two roundabouts. Follow the road and at the third set of traffic lights turn left onto Springfield Road. Number 97 is situated some distance down on the right-hand side of the road past Craigiebuckler Church and the BP garage as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Hallway:

A composite exterior door with fanlight and glazed panel above gives access to the entrance vestibule; electric meter cupboard; wall panels; matwell; pendant light fitting; "Kährs" luxury vinyl flooring.

Hallway:

Welcoming hallway with a carpeted staircase and handrail leading to the upper floor; built-in utility cupboard; radiator; smoke detector; "Kährs" luxury vinyl flooring.



Lounge: 14'3" x 12'4" (4.34m x 3.77m) approx.

Generously proportioned lounge with a lovely bay window to the front of the property fitted with quality wooden shutters; feature fireplace set on a granite hearth complete with an open fire; radiator; smoke and CO detectors; "Kährs" luxury vinyl flooring. **Note:** The antler chandelier style ceiling light fitting will be removed and replaced with a pendant light fitting.

Breakfast Kitchen & Family/Dining Room: 30'7" x 23'5" (9.33m x 7.14m) approx. at widest point.

The luxury "L" shaped breakfast kitchen is fitted with an excellent range of light grey, solid wood "Shaker" style base cabinets, complemented by marble effect "Duropol" Malo White Quartz 30 mm work surfaces; breakfast bar; inset sink with a mixer tap; "Smeg" cooker range with a stainless steel chimney style extractor hood above; wall cabinet housing the central heating boiler; windows to the side and rear of the property fitted with "Day to Night" blinds; radiator; skylight; heat and CO detectors; track spotlight fitting; downlighters; "Kährs" luxury vinyl flooring.

The family/dining area features bi-folding exterior doors fitted with "Day to Night" blinds which lead out to the rear garden; large built-in storage cupboard; full length window fitted with a "Day to Night" blind overlooks the rear garden; two tall modern radiators; skylight; downlighters; "Kährs" luxury vinyl flooring.

Dining Room: 12'10" x 9'3" (3.91m x 2.82m) approx.

This versatile room is currently being utilised as a home office and is on semi-open plan to the breakfast kitchen and dining/family room; radiator; pendant light fitting; "Kährs" luxury vinyl flooring.

Bedroom 1: 14'4" x 12'9" (4.37m x 3.89m) approx.

Well-presented double bedroom with a wonderful bay window to the front of the house fitted with quality wooden shutters; ample space for free standing furniture; radiator; ceiling light fitting; "Kährs" luxury vinyl flooring.

Family Bathroom:

Attractive family 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 a mixer shower and rainfall/handheld fittings and a glass shower screen; marble wall tiles around suite; wall mounted LED illuminated mirror; chrome ladder radiator; extractor fan; downlighters; marble floor tiles.

Upper Floor:

A large picture window fitted with a "Day to Night" blind looks out over the rear garden; smoke detector; ceiling light fitting; fitted carpet.

Bedroom 2: 18'0" x 11'6" (5.49m x 3.51m) approx.

Spacious double bedroom with a front aspect; triple formation window fitted with quality wooden shutters; built-in cupboards/eave access; radiator; pendant light fitting; "Kährs" luxury vinyl flooring.

Bedroom 3: 13'1" x 11'11" (4.00m x 3.64m) approx.

Good sized third double bedroom with a triple formation window to the front of the house fitted with quality wooden shutters; built-in cupboards/eave access; radiator; pendant light fitting; "Kährs" luxury vinyl flooring.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern; wash hand basin set into vanity unit and a tiled shower enclosure complete with a mixer shower and rainfall/handheld shower fittings; pearlescent mosaic tiles wall tiles behind the wash hand basin; large "Velux" window with an inset blind; traditional style radiator with a combined heated towel rail; downlighters; under floor heating; porcelain tiled floor.







Outside:

A beautifully maintained, fully secure walled rear garden provides the perfect safe environment for children and pets alike. This outdoor space boasts two paved patios ideal for dining and entertaining, a striking feature acer tree, and a chipped play area. The garden extends around the side of the property, providing convenient access to an outdoor water tap and the gas meter.

Parking:

A sizeable lock-block driveway to the front of the property provides excellent off-street parking and gives access to the single garage.

Garage:

The single garage has an up and over automatic door operated by remote control; door leading out to the rear garden.

Other Information:

Overall Floor Area: 151 sq m

EPC: Band D

Council Tax: Band G

Ownership: Ownership



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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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