

3 Auchlea Place, Aberdeen,
AB16 6PD

Offers Over £165,000

peterkins













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AB16 6PD

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- Spacious Semi-Detached Dwellinghouse
- Well-Appointed Living Room with Feature Fireplace
- Dining Kitchen with Appliances
- Two Double Bedrooms
- One Single Bedroom
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Well-Maintained Gardens
- Driveway Providing Off-Street Parking for Two Cars

Viewing contact Peterkins
(01224) 428100

Ref: 44662/3
EPC: C
Council Tax: Band A
Tenure: Ownership

Description:

We are delighted to offer for sale this spacious **three-bedroom semi-detached dwellinghouse** situated in a well-established area of the city. The property is well-presented and offers spacious family accommodation which spans over two floors and comprises of: Hallway with staircase leading to the upper floor; well-appointed living room with feature fireplace; dining kitchen with access out to the south-facing rear garden. Upper Floor: Two double bedrooms; one single bedroom; modern shower room; loft access. Outside there are well-maintained gardens and a lock block driveway to the front of the house which provides excellent off-street parking for two cars. 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 property is located to the north of Aberdeen city. The Industrial Estates, Aberdeen Airport and Aberdeen Royal Infirmary are all easily accessed without traveling through the city. Well served by public transport, there are local shops providing for everyday needs and a busy community centre offers a wide variety of leisure activities. Kingsford Primary School is also situated within a two-minute walk of the house.

Directions:

To reach the property travel along the Lang Stracht from the city and turn right onto Springhill Road then first left onto Sheddocksley Drive. Follow the road for a short distance then take the next right onto Sheddocksley Road. Auchlea Place is the third road on the left and number 3 is situated on the left-hand side of the road as indicated by our “For Sale” sign.

Hallway:

A part glazed uPVC exterior door gives access to the welcoming hallway; a carpeted staircase with balustrade and handrail leads to the upper floor; window to the side of the house fitted with a roller blind; electric meter cupboard; under stair storage cupboard; radiator with cover; smoke and CO detectors; pendant light fitting; laminate flooring.

Living Room: 20’4” x 12’5” (6.20m x 3.78m) approx.

Well-appointed living room with windows fitted with vertical blinds to the front and rear of the property which allow an abundance of natural light flow into the room; feature fireplace complete with an electric stove style fire; wall mounted glass display shelves; two radiators; wall light; picture rail; two pendant light fittings; fitted carpet.

Dining Kitchen: 12’0” x 11’11” (3.65m x 3.63m) approx.

Spacious dining kitchen fitted with light wood effect base and wall mounted cabinets linked by contrasting work surfaces and wall tiles; sink and drainer with a mixer tap; electric cooker with an extractor hood above; fridge; freezer; washing machine; window fitted with a roller blind overlooks the rear garden; built-in storage cupboard with an additional high level cupboard above; radiator; heat detector; fluorescent strip light; laminate flooring; a part glazed uPVC leads out to the side of the house and gives access to the rear garden.

Upper Hallway:

Window to the front of the property fitted with a roller blind; built-in shelved storage cupboard; smoke detector; hatch to the loft which houses the central heating boiler; pendant light fitting; fitted carpet.





Bedroom 1: 13'1" x 10'10" (4.00m x 3.30m) approx.
Bright and airy double bedroom with a rear garden aspect; window fitted with a roller blind; built-in shelved storage cupboard; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 11'4" x 9'6" (3.45m x 2.89m) approx.
Good sized second double bedroom with a dual aspect; windows fitted with roller blinds to the side and rear of the house; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 11'0" x 6'11 (3.36m x 2.10m) approx.
The third single bedroom is positioned to the front of the property; window fitted with a roller blind; radiator; pendant light fitting; fitted carpet.

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 a vanity unit and walk-in shower unit complete with an electric shower; aqua panels around the suite; shaver point; wall mounted mirrored medicine cabinet; frosted window to the side of the building; chrome ladder radiator; ceiling light fitting; vinyl flooring.

Outside:
The front garden is laid for low maintenance to granite chips with a feature cherry tree and mature flowering plants. The well-maintained and sizeable south-facing rear garden is partly laid to grass with granite chipped borders and beds. There is also decked area which houses the wonderful summerhouse with power and light installed and a paved patio area to the rear of the garden providing the perfect sitting area to enjoy the summer months. Practical extras include sheds, security lighting, outdoor sockets, a water tap, and a rotary dryer. **Note:** The gas meter is located at the front of the house.

Parking:
There is a lock block driveway to the front of the house which provides excellent off-street parking for two cars.

Do you want the best mortgage for you?
A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

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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