

149 North Deeside Road,
Peterculter, Aberdeen, AB14 0RR

Offers Over £65,000

peterkins













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Aberdeen
AB14 0RR

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- Charming Garden Flat
- Bright & Airy Living Room
- Fitted Kitchen
- One Double Bedroom with Built-In Wardrobe
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Beautiful Area of Rear Garden & Shared Drying Green
- Exclusive Outhouse, Shared Washhouse and Private Store
- Free On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 47764/2
EPC: Band D
Council Tax: Band B
Tenure: Ownership

Description:
We are pleased to offer for sale this charming **one-bedroom garden flat** which forms part of a traditional granite building within the popular village of Peterculter. The property boasts lovely views over the rear gardens/surrounding countryside and offers a fantastic opportunity for both first-time buyers and investment landlords. The accommodation comprises of: Hallway; bright and airy living room; fitted kitchen; one double bedroom with a built-in wardrobe; modern shower room. Outside there is free on street parking and a beautiful area of rear garden with shared drying green together with an exclusive outhouse, shared washhouse and a private store. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:
Peterculter lies approximately nine miles west of Aberdeen City Centre and is within easy commuting distance. There are several recreational and outdoor pursuits available locally including woodland walks in picturesque Lower Deeside and on the Old Deeside Railway Line, with golf courses, tennis courts, salmon and sea trout fishing within easy reach. There is also a good range of local shops and amenities nearby and the AWPR provides easy commuting to Kingswells and Westhill, Dyce and to the south of Aberdeen.

Directions:
From the West End of Union Street exit onto Holburn Street, continue to the traffic lights and turn right into Great Western Road. Travel along Great Western Road through Anderson Drive onto North Deeside Road, then proceed through Cults, Bieldside, Milltimber onto Peterculter. Number 149 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 hallway with all accommodation leading off; electric meter cupboard; wall mounted central heating controls; smoke detector; ceiling cornice; ceiling light fitting; vinyl flooring.

Living Room: 14’11” x 9’6” (4.55m x 2.89m) approx.
Bright and airy living room with a lovely rear garden aspect; tall window fitted with a roller blind; recess; radiator; pendant light fitting; newly laid laminate flooring.

Dining Kitchen: 9’4” x 8’9” (2.84m x 2.67m) approx. at widest points.
The dining kitchen is fitted with a good range of cream high gloss base and wall mounted cabinets complimented by co-ordinated work surfaces; 1.5 x stainless steel sink and drainer with a mixer tap; electric cooker; fridge; space for a small dining table and chairs; a double window fitted with a roller blind overlooks the rear garden; heat detector; ceiling cornice; vinyl flooring.





Bedroom: 15'5" x 9'4" (4.70m x 2.84m) approx.

Good sized double bedroom with a lovely rear garden outlook; tall window fitted with a roller blind; built-in wardrobe with additional storage above together with a built-in shelved cupboard; smoke detector; ceiling cornice; pendant light fitting; laminate flooring.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and shower enclosure complete with a mixer shower; aqua panels around suite; wall mounted mirrored medicine cabinet; radiator; ceiling light fitting; laminate flooring.

Outside:

The property features a beautifully maintained, well-stocked area of rear garden which is filled with mature shrubs and vibrant flowering plants. This outdoor space includes a private seating area alongside a shared drying green, with a convenient rear gate opening out onto a shared lane which gives access onto Station Brae. External conveniences include an exclusive outhouse that contains the central heating boiler and washing machine, as well as access to a shared washhouse and private store which are located at the side of the building.

Parking:

There is free on street parking on North Deeside Road and on neighbouring streets.

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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