

15 Corse Wynd, Kingswells,
Aberdeen, AB15 8TP

Offers Over £340,000

peterkins



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Offers Over £340,000

- Superb Detached Dwellinghouse
- Generously Proportioned Living Room
- Well-Appointed Family Room
- Dining Room with Patio Doors to the Rear Garden
- Well-Equipped Kitchen
- Utility Room
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- Family Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Intruder Alarm
- Well-Maintained Gardens
- Long Driveway & Single Garage

Viewing contact Peterkins
on (01224) 428100

Ref: 46683/2

Description:

We have the pleasure of offering for sale this superb **four-bedroom detached dwellinghouse** which enjoys a quiet position within the sought-after suburb of Kingswells. The property is ideal for a growing family looking for generous living space and is decorated in neutral tones throughout, complemented by self-coloured carpets. The accommodation spans over two floors and comprises of: Entrance vestibule; welcoming hallway with a staircase leading to the upper floor; cloakroom; generously proportioned living room; well-appointed family room; dining room with patio doors leading out to the rear garden; well-equipped kitchen; utility room. Upper Floor: Master bedroom with en-suite shower room; three further double bedrooms; modern family bathroom with an over bath shower; loft access. Outside there are well-maintained front/rear gardens and a long driveway to the side of the house which provides excellent off-street parking and leads up to the detached single garage. The property benefits from an intruder alarm, gas central heating and double glazing. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Kingswells is only a ten-minute drive from Aberdeen City Centre, therefore, ideal for those working in and around the city. A park and ride service, along with regular bus service, operates from Kingswells to facilitate access and the AWPR is also easily accessible. Kingswells primary school and community centre are nearby, catering for a wide range of clubs and organizations for all age groups. A small selection of local shops including a post office, chemist and coffee shop serve the area. There is also a veterinary practice and a private nursery close by with further options to be found at Westhill. The Village Hotel is also only located five minutes from the property and provides a fitness centre, swimming pool and various restaurant facilities. The property is in an ideal location for access to the modern business parks in Kingswells, Westhill and Dyce.

Directions:

Travel west on the A944 (Aberdeen to Alford road) and on reaching the Kingswells roundabout, take the third exit. Continue through the traffic lights and follow the road for some distance then take the next left onto Kingswood Drive. Follow the road and turn left onto Kingswells Crescent then left again onto Corse Avenue. Corse Gardens is the next road on the right and number 15 is situated on the left hand-side of the road as indicated by our “For Sale” sign.

The accommodation comprises of:-

Entrance Hallway:

A part glazed exterior door and glazed side panel gives access to the large entrance vestibule; coat hooks; radiator; smoke detector; LED ceiling light fitting; matwell; laminate flooring.

Hallway:

Welcoming hallway with a carpeted staircase, balustrade and handrail leading to the upper floor; under stair storage cupboard housing the consumer unit; radiator; smoke detector; two ceiling light fittings; laminate flooring.













Cloakroom:
The cloakroom is fitted with a W.C. and wash hand basin set into a vanity unit with splashback tiling behind; frosted window to the front of the house; radiator; ceiling light fitting; laminate flooring.

Family Room: 15'7" x 13'9" (4.74m x 4.20m) approx.
Well-appointed family room with windows to the front and side of the house fitted with "Venetian" blinds; radiator; ceiling light fitting; fitted carpet.

Living Room: 16'7" x 13'5" (5.05m x 4.10m) approx.
Generously proportioned living room with a front and side aspect; two windows fitted with "Venetian" blinds; radiator; smoke detector; ceiling light fitting; fitted carpet.

Kitchen:
Well-equipped kitchen fitted with a comprehensive range of white high gloss base and wall mounted cabinets linked by co-ordinated work surfaces and matching upstands; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a modern extractor hood above; built-in double oven; integrated dishwasher, fridge and freezer; two windows fitted with roller blinds overlooking the rear garden; radiator; heat detector; downlighters; laminate flooring.

Dining Room: 13'5" x 12'7" (4.10m x 3.82m) approx.
The dining room is on semi-open plan to the kitchen and features patio doors which give access to the rear garden; tall modern radiator; ceiling light fitting; fitted carpet.

Utility Room: 6'8" x 5'9" (2.03m x 1.76m) approx.
Functional utility room fitted with cream "Shaker" style base and wall mounted cabinets; co-ordinated worktop with splashback tiling behind; stainless steel sink; washing machine; "Habi" central heating controls; window to the side of the property; built-in cupboard housing the central heating boiler and hot water tank; radiator; CO detector; ceiling light fitting; laminate flooring; a part glazed door leads out to the side of the house.

Upper Hallway:
The upper hallway gives access to the remaining accommodation; balustrade; hatch to the loft; radiator; smoke detector; ceiling light fitting; fitted carpet.

Master Bedroom: 12'6" x 10'2" (3.80m x 3.10m) approx.
Well-proportioned double bedroom with a lovely view over the rear garden; window fitted with a roller blind; built-in wardrobe; radiator; ceiling light fitting; fitted carpet.

En-Suite:
The en-suite shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin set onto a vanity unit and a shower enclosure complete with a mixer shower; aqua panels around suite; shaver point; "Velux" window with an inset; radiator; ceiling light fitting; vinyl flooring.

Bedroom 2: 11'3" x 11'1" (3.44m x 3.38m) approx.
Bright and airy second double bedroom with a rear garden aspect; free standing wardrobe; built-in shelved storage cupboard; radiator; ceiling light fitting; fitted carpet.

Bedroom 3: 11'7" x 9'8" (3.54m x 2.94m) approx.
Good sized double bedroom with two "Velux" windows fitted with inset blinds; built-in wardrobe; radiator; LED light fitting; fitted carpet.

Bedroom 4: 11'7" x 9'8" (3.54m x 2.94m) approx.
The fourth double bedroom also has two "Velux" windows fitted with inset blinds; built-in wardrobe; radiator; spotlight fitting; fitted carpet.

Family Bathroom:
Modern family bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and bath complete with a mixer shower and glass shower screen; aqua panels around suite; shaver point; frosted window to the side of the house fitted with a roller blind; radiator; extractor fan; downlighters; vinyl flooring.





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Outside:
There are well-maintained gardens to the front and rear of the property.

The front garden is mainly laid to grass with a variety of interspersed shrubs and trees.

The fully enclosed rear garden is also mainly laid to grass and provides a safe environment for children and pets. Complete with a paved patio and decking for outdoor entertaining, the rear garden also includes a large timber storage shed which is neatly tucked behind the garage.

Note: The gas and electricity meters are located on the gable wall.

Parking:
The long, tarred driveway to the side of the house provides excellent off-street parking for three cars and leads up to the single garage.

Garage:
The detached single garage is currently being utilised as a mini gym and has an up and over door with power and light installed. There is also a door which leads out to the rear garden.

Other Information:
EPC: C
Council Tax: Band G
Tenure: Ownership

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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