

30 Countesswells Park Place,
Aberdeen, AB15 8FJ

Offers Over £259,000

peterkins













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- Detached Dwellinghouse
- Well-Appointed Living Room
- Dining Kitchen with "French" Doors to the Rear Garden
- Utility Room with Rear Garden Access
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Well-Kept Gardens
- Off-Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 39611/96
EPC: Band C
Council Tax: Band F
Tenure: Ownership

Description:

We are pleased to offer for sale this **three-bedroom detached dwellinghouse** situated in a quiet street within the popular suburb of Countesswells. The property would benefit from some upgrading/redecoration to enhance the spacious interior but would make the ideal purchase for a growing family. The accommodation spans over two floors and comprises of: Entrance hallway with a staircase leading to the upper floor; cloakroom; well-appointed living room; dining kitchen with "French" doors leading out to the rear garden; utility room with rear garden access. Upper Floor: Master bedroom with an en-suite shower room; two further bedrooms; family bathroom; loft access. Outside there are well-kept gardens and off-street parking. 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:

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, then second left onto Countesswells Park Place. Number 30 is situated a short distance along on the right-hand side of the road as indicated by our "For Sale" sign.

Hallway:

A part glazed exterior door gives access to the hallway; a carpeted staircase with handrail leads to the upper floor; wall mounted central heating thermostat; coat hooks; radiator; smoke detector; pendant light fitting; hard wearing ribbed carpet.

Cloakroom:

The cloakroom is fitted with a white two-piece suite comprising of W.C. and wash hand basin set onto a wall hung vanity unit with mirror behind; wall mounted picture shelf; radiator; extractor fan; downlighters; laminate flooring.

Living Room: 17'8" x 10'10" (5.39m x 3.31m) approx.

Well-appointed living room with a lovely dual aspect; windows to the front and side of the house fitted with "Venetian" blinds; radiator; smoke detector; pendant light fitting; fitted carpet.

Dining Kitchen: 5.39m x 2.98m approx.

Superb dining kitchen fitted with an excellent range of light grey base and wall mounted cabinets complemented by contrasting work surfaces and upstands; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel splashback behind; stainless steel chimney style extractor hood; built-in oven and microwave; integrated fridge/freezer and dishwasher; wall cabinet housing the central heating boiler; window to the front and side of the property fitted with "Day to Night" blinds; radiator; smoke and CO detectors; downlighters and pendant light fitting; herringbone style vinyl flooring; "French" doors fitted with inset "Venetian" blinds lead out to the rear garden.

Utility Room: 7'7" x 6'8" (2.32m x 2.03m) approx.

Functional utility room with space for a washing machine and tumble dryer; work surface and upstand; built-in cupboard housing the electric meter; coat hooks; extractor fan; pendant light fitting; a part glazed exterior door gives access out to the rear of the house.





Upper Hallway:
Balustrade; window with a rear outlook fitted with a "Day to Night" blind; built-in airing cupboard housing the hot water tank; built-in storage cupboard; hatch to the loft; radiator; smoke detector; pendant light fitting; fitted carpet.

Master Bedroom: 15'4" x 10'11" (4.67m x 3.32m) approx.
Bright and airy master bedroom with a lovely dual aspect which allows an abundance of natural light flow into the room; two windows fitted with "Day to Night" blinds; two built-in wardrobes with sliding mirrored doors; wall mounted "Hive" central heating controls; radiator; downlighter and pendant light fitting; fitted carpet.

En-Suite Shower Room:
Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity units and a tiled shower enclosure complete with a mixer shower; large wall mounted mirror; shaver point; chrome ladder style radiator; downlighters; vinyl flooring.

Bedroom 2: 11'4" x 9'9" (3.45m x 2.96m) approx.
Good sized second double bedroom with a front and rear garden aspect; windows fitted with "Day to Night" blinds; built-in wardrobe with sliding mirrored doors; wall mounted picture shelves; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 10'4" x 7'7" (3.14m x 2.31m) approx.
The third bedroom has a window to the side of the house fitted with a "Day to Night" blind; wall mounted picture shelves; radiator; pendant light fitting; fitted carpet.

Bathroom:
Attractive 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 with splashback tiling behind and a handheld shower attachment; radiator; extractor fan; frosted window to the side of the building fitted with an inset blind; downlighters; vinyl flooring.

Outside/Parking:
The well-kept side garden features a neat lawn and boundary hedge with a timber gate providing convenient access to the rear of the house. The walled rear garden is predominantly laid to lawn and includes a paved patio are, perfect for outdoor entertaining. In addition, there is private off street-parking to the side of the house.

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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