



DUTHIE WARD



SOLICITORS

**4 BEDROOM DETACHED HOUSE**

16 NIGG WAY, ABERDEEN

**Offers over £240,000**



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# Property description

This is a large four bedroom detached dwellinghouse in a quiet part of a well established residential area at the south end of Kincorth, close to the Bridge of Dee and a short drive from Aberdeen city centre. It is extremely convenient for those working in Tullos and Altens and also close to Aberdeen's ring road (South Anderson Drive) providing easy access to all parts of the city.

We recommend internal viewing of this property which is spacious and well appointed and provides ideal family accommodation in a quiet setting and in almost rural surroundings.

The house has a strategic position on a corner site at the top of the first part of Nigg Way with open views to the front and secluded garden views to the rear. Parking for three cars is available in the exclusively owned space close to the front door and directly in front of the garage.

The internal layout is ideal for a family with a large Lounge (with views to the front and rear gardens) and Dining Room (also with outlook to rear garden), a central Hall with w.c. and a fully fitted Dining Kitchen on the ground floor. Upstairs there are four good sized Bedrooms and Bathroom.

The rear garden is attractively landscaped, fully enclosed and has a large south facing patio.

**DIRECTIONS:** From the Bridge of Dee travelling south on the Stonehaven road drive a short distance, passing Cairngorm Road on the left and turn next left into Nigg Way. Continue on Nigg Way to a point at which the road turns sharply to the left and Number 16 is on the right hand side.

Coming back into town from Nigg Way, travel down Nigg Way, turning right into Gardner Drive. Follow Gardner Drive until you reach a roundabout. Turn left at the roundabout onto Cairngorm Road. Continue down Cairngorm Road and this joins the A90 on which you can go North or South.





## **THE ACCOMMODATION COMPRISES:**

**ENTRANCE VESTIBULE: 1.8m x 1.1m (6'1 x 3'6)** Part glazed uPVC entrance door. Oak panelled doors. Oak skirtings and facings. Door to w.c. and part-glazed panelled door to Hall. Chrome faceplates to switches and power points. Ceiling light fitting. Radiator. Solid oak surfaced flooring.

**HALL: 2.1m x 1'5m (6'9 x 4'11)** A central Hall with oak panelled doors to the Lounge, Dining Room and Dining Kitchen and stairway to upper floor. Stairway to upper floor. Oak skirtings and facings. Security alarm panel. Smoke alarm. Ceiling light. Power point. Radiator. Oak flooring.

Also panelled door to built-in understair cupboard with coat rail, light, fitted shelf, electricity fuses and central heating boiler.

**W.C: 1.9m max x 0.9m (6'1 x 2'11) (Front Left)** Two piece suite (white) with concealed cistern and fitted sink unit with pillar tap. Window to front. Two ceiling downlighters. Cabinet and shelf. Towel rail radiator.

**LOUNGE: 5m x 4.6m (16'5 x 15'1) (Right)** Glazed panelled door from Hall and on semi-open plan with Dining Room. Double glazed window to front garden and south facing door and window to rear patio and garden. Ceiling coving. Two ceiling light fittings. Dimmer light switch. Telephone point. TV aerial point. Sky TV. Full length curtains. Vertical blinds. Two designer radiators. Oak flooring.

**DINING ROOM: 3.6m x 3.2m (11'9 x 10'7) (Rear Left)** Glazed panelled door from Hall, double glazed window to rear patio and garden and on semi-open plan with Lounge. Ceiling coving. Ceiling light fitting. Dimmer light switch. Full length curtains. Vertical blinds. Designer radiator. Oak flooring.

**DINING KITCHEN: 3.9m x 3.2m (12'9 x 10'5) (Front Left)** A good sized dining Kitchen with part-glazed panelled oak door from Hall, windows to front and side and glazed door to side. Fitted units to two walls.

Along front wall – granite worktop with inset stainless steel sink, base units, Hotpoint dishwasher and Hotpoint washing machine. Microwave.

To left hand wall – granite worktop with four ring stainless steel Smeg hob, double stainless steel Stoves oven, drawer and cupboard base units, wall units, stainless steel oven hood. Servis fridge/freezer.

Ceramic tiling between worktops and wall units. Granite splashbacks. Ceiling spotlight fitting. Eleven power points. Stainless steel face plates. Fitted shelf. Pan rack. Double radiator. Control panel for underfloor heating. Horizontal blinds. Ceramic tiling to floor. Space for dining table and chairs.

Carpeted stairway from Hall to Upper Floor. Window to side.

**UPPER HALL: 3.8m max x 2m max (12'4 x 6'9)** L-shaped Hall with panelled doors to four Bedrooms and Bathroom. Further door to large airing cupboard with insulated hot water cylinder and slatted shelves. Oak skirtings and facings. Smoke alarm. Two light fittings. Power point. Radiator. Fitted carpet. Hatch to loft.



**MASTER BEDROOM:** 4.6m max x 2.9m (15'3 x 9'4) (Right) Panelled oak door from Upper Hall and large uPVC double glazed windows to front and rear including views over Aberdeen to the front and outlook to rear garden. Double built-in wardrobe with hanging rail, fitted shelf and panelled oak doors. Oak skirtings and facings. Ceiling light with shade. Dimmer switch. Four power points. Curtains. Central heating radiator. Fitted carpet.

**BEDROOM 2:** 11'8 x 3m (3.6m x 9'10) (Rear Right) Double Bedroom with panelled oak door from Hall and window to side with outlook to garden. Four power points. Curtains. Central heating radiator with enclosure. Fitted carpet.

**BEDROOM 3:** 4m max x 3.2m (13'3 x 10'6) (meantime used as study) (Rear Left) Double Bedroom with panelled oak door from Hall and large window to side. Triple built-in wardrobe with fitted shelf, hanging rail and sliding mirror doors. Ceiling light. Six power points. Curtains with tie-backs. Central heating radiator. Fitted carpet.

**BEDROOM 4:** 3.6m x 2.2m (11'9 x 7'4) (Mid Right) Large single or small double Bedroom with door from Hall and window to side with outlook to garden. Ceiling light. Four power points. Curtains. Radiator. Fitted carpet.

**BATHROOM:** (Front) Fitted Bathroom with door from Hall, window to front and three piece Ideal Standard suite (white) including wash-hand basin in fitted vanity unit and w.c. with concealed cistern. Power shower over bath. Full ceramic tiling around bath and part tiling to wall above sink. Four ceiling downlighters. Ceiling extract fan. Oak finishes. Chrome central heating towel radiator. Ceramic tiling to floor.

**LOFT:** Large, well insulated and partly-floored Loft. Light installed for main section of Loft which has full standing height and excellent storage space.

#### **OUTSIDE:**

**SINGLE GARAGE:** With up-and-over door to front and window to rear and power and light installed. Parking for three cars.

Front garden. Lawn. Shrub borders with forest bark. Pink gravel areas. Boundary fencing. Paths and gates to side and rear gardens and path to weather protected front entrance. Sensor operated floodlights. External water hose.

To the right hand side of the house, garden area laid with forest bark and garden tool store.

To the left hand side, path and granite chip area. New double boundary wall. Garden tool store. Security floodlight. Space for wheelie bins. Also small door giving access to internal storage cellar.

To the rear, fully enclosed, landscaped garden with original boundary wall along left boundary and timber fencing to the rear and right. Large landscaped patio with dwarf walls. Flower beds laid with forest bark. Lawn. Mature trees. Rotary clothes dryer. Patio floodlight. Garden shed (rear left).

**VIEWING BY ARRANGEMENT TELEPHONE 07968 793353 OR 07786 252998 (MR. & MRS. KEENON) OR (01224) 621622 (DUTHIE WARD SOLICITORS)**



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