

# DUTHIE WARD



SOLICITORS



## **317 HARDGATE, ABERDEEN** **SELF CONTAINED TWO BEDROOM UPPER FLAT**

Accommodation: Entrance, Stairway, Hall, Lounge, large Dining Kitchen, two double Bedrooms and Bathroom.

uPVC double glazing (except stairway window). Gas central heating. All carpets, curtains and light fittings included. Hob, oven, dishwasher, fridge/freezer and washing machine included. Internal store cupboard. Shared walled rear garden. Exclusively owned cellar.

**OFFERS OVER £185,000**

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



317 Hardgate is a bright and spacious self-contained two Bedroom upper flat on the whole of the upper floor of a semi-detached granite dwellinghouse.

The front rooms have a good open outlook onto Hardgate and Hardgate Lane and the rear rooms have very attractive open views across gardens and this part of the Hardgate is quiet and with parking available on the road but within easy walking distance from the centre of town.

The flat is very well presented throughout. The Lounge and Bedroom two are to the front and the large Dining Kitchen and Bedroom 1 are to the rear and have particularly attractive views. The Bathroom is also to the rear. The property has been well decorated and has uPVC double glazing (except stairway window) and gas central heating. Other features include panelled doors and natural wood finishes, laminated flooring in the Kitchen and Bathroom and good storage including a built-in cupboard (at the top of the stairway from the front entrance), quadruple width wardrobe in Bedroom 1 and built-in wardrobe in Bedroom 2, a built-in central heating boiler cupboard in the Bathroom and exclusively owned cellar in the rear garden.

All carpets, curtains, light fittings and other fittings will be included and the hob, oven, dishwasher, fridge/freezer and washing machine are also included.

**HALL: 4.1m x 1.1m (13'5 x 3'7)** Central Hall with natural wood finishes and panelled doors with mushroom door handles off to five rooms. Lounge and Bedroom 2 at the front, door to Kitchen straight ahead and Bedroom 1 and Bathroom on the left. Fitted meter cupboard. Ceiling coving. Ceiling light. Smoke alarm. Telephone point. Power point. Double radiator. Fitted carpet. Hatch to small loft.

**LOUNGE: 4.4m x 4.2m max (14'4 x 13'9)** (Front Left) Panelled door from Hall and large double glazed window with outlook to the Hardgate. Quite good open outlook as it is opposite Hardgate Lane. Natural wood finishes. Moulded skirtings and facings. Ceiling coving. Ceiling light. Telephone point. TV aerial point. Sky dish. Five power points. Curtains. Double radiator. Fitted carpet.

**DINING KITCHEN: 4.8m x 2.9m max (15'11 x 9'5)** (Rear Right) Good sized fully fitted dining Kitchen with panelled door from Hall, large uPVC double glazed window with very attractive open outlook to rear gardens and fitted units to three walls.

Along window wall – worktop with stainless steel sink, base units, space for washing machine which is included.



To left hand wall – worktop with four ring gas stainless steel hob, stainless steel oven, drawer and cupboard base units, wall units and filter hood. Also space for fridge/freezer included. Fitted storage cupboard with lower and upper cupboards.

To other side wall – worktop with base units and dishwasher included.

Ample space for good sized dining table and chairs. Ceramic tiling between worktops and wall units. Eight ceiling downlighters. Dimmer light switch. Six power points. Double radiator. Laminated flooring.

**BEDROOM 1: 4.1m x 3.6m max (13'7 x 12')** (Rear Left)  
Double Bedroom with panelled door from Hall and large uPVC double glazed window to rear with very attractive open outlook to gardens. Quadruple width wardrobe across entire width of room with four sliding mirror doors, fitted shelves and hanging rails. Ceiling light. Dimmer light switch. TV aerial point. Two power points. Full length curtains. Double radiator. Fitted carpet.

**BEDROOM 2: 4.4m max x 3.8m max (14'4 x 12'5)** (Front Right)  
Double Bedroom with panelled door from Hall and large uPVC double glazed window to front with good open outlook. Built-in wardrobe with shelf and hanging rail. Ceiling light with shade. TV aerial point. Three power points. Full length curtains. Double radiator. Fitted carpet.

**BATHROOM: 3.2m x 1.6m (10'7 x 5'4)** (Mid Rear)  
Panelled door from Hall and window to rear. Three piece suite and shower above bath operated via central heating. Aqua panels around bath. Panelled door to built-in airing cupboard which houses the central heating boiler and slatted shelves. Ceiling light with shade. Shaver point. Towel radiator. Laminated flooring.

**OUTSIDE:** At first floor level at the top of the stairway, panelled door to built-in cupboard [1.8m x 1m (5'10 x 3'2)]. Window to rear. Fitted shelf.

Path round left hand side of property to rear garden.

Good sized shared walled garden to rear. Exclusively owned cellar (the right hand of the two cellars).



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