

# DUTHIE WARD



SOLICITORS



## **33 MALCOLM ROAD, PETERCULTER** **SELF-CONTAINED UPPER FLAT**

Accommodation: Vestibule, Hall, Lounge, Dining Kitchen, Bedroom and Bathroom. Loft with access from Hall.  
Full double glazing and gas central heating. All carpets, blinds, light fittings and other fittings included.  
Fridge/freezer included. Store. Cellar. Rear garden. Lawn. Shared parking spaces.

**OFFERS OVER £130,000**

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.

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This is a really attractive and easily managed property in a lovely environment and in a setting which seems almost rural despite being in Malcolm Road, Peterculter. It has a tranquil setting which has the atmosphere of a rural hamlet and open views to the front and rear.

The flat is reached via "The Avenue" which leads from Malcolm Road and runs along the rear of the properties and the entrance to this upper flat is from the rear garden.

The Avenue is understood to be owned by the Council and is to be resurfaced (Aberdeen City Council have confirmed that they have secured funding for it).

**VESTIBULE:** Panelled entrance door. Built-in meter cupboard. Ceiling light. Coat rail. Fitted carpet (new). Glazed door to Hall.

**HALL:** L-shaped Hall with doors to Lounge, Dining Kitchen, Bedroom and Bathroom and also door to large walk-in storage cupboard. Smoke alarm. Ceiling spotlight fitting. Power point. Radiator. Hatch to loft.

**LOFT:** Access by pull-down Ramsay ladder. Part floored.

**BUILT-IN CUPBOARD:** 2.6m x 1.1m (8'6 x 3'7) Ceiling light. Central heating combi boiler. Fitted slatted shelving. Excellent storage space. Fitted carpet (new).

**LOUNGE:** 4.6m x 3.7m (14'11 x 12') (Front Left) Door from Hall and double glazed window to front with lovely outlook to gardens, mature trees and the hills of lower Deeside. Deep sill at window. Cd rack. Ceiling light fitting. Telephone point. Six power points. Vertical blinds. Double radiator. Fitted carpet.

**DINING KITCHEN:** 3.5m x 3.4m (11'6 x 11'1) (Rear Left) This is a good sized Dining Kitchen with door from Hall and double glazed window to rear with outlook to the rear garden and mature conifer trees. Fitted units to three walls.





Along window wall – worktop with inset stainless steel sink, base unit and two appliance spaces.

To side wall – worktops with drawer and cupboard base units.

To other side wall – worktop, base unit, larder unit and fridge/freezer.

Deep sill at window ingo. Ceiling spotlight track. Nine power points plus fixed outlets for appliances. Roller blind. Radiator. Floor vinyl. Fridge/freezer included.

**BEDROOM: 3.7m x 2.8m (12'1 x 9'3)** (Rear Left) Double Bedroom with door from Hall and double glazed widow to rear. Deep sill at window ingo. Fitted wardrobes and storage cupboards – two double wardrobes and two chests of drawers and bedside cabinet. (Shelved storage unit on the wall not included.) Ceiling light. Four power points. Vertical blinds. Radiator. Fitted carpet.

**BATHROOM: 3.4m x 1.5m (11'2 x 5'1)** (Rear Right) Door from Hall and velux window to rear. Three piece suite plus Mira shower and screen over bath. Full ceramic tiling around bath. Pine lined ceiling. Ceiling light fitting. Ceiling extract fan. Fitted shelves. Towel rail. Double radiator. Floor vinyl.

**OUTSIDE:** Rear garden - exclusively owned ground (the section of the lawn nearest the flat).

Store with double doors, concrete floor, skylight window and storage units.

Separate Cellar.

Shared former wash-house.

Shared parking spaces.





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