

DUTHIE WARD



SOLICITORS



38 MORNINGSIDE ROAD, ABERDEEN

FOUR BEDROOM SEMI DETACHED ON CORNER SITE IN ABERDEEN'S WEST END

Accommodation: Ground Floor: Vestibule, Hall, Lounge, Dining Room, Family Room, fitted Kitchen and Bathroom.
First Floor: four Bedrooms and w.c. uPVC double glazing throughout. Full gas central heating. All blinds and light fittings included. Hob, oven, fridge/freezer, dishwasher and washing machine also included. Large Garage with electric roller door. Front garden with parking for three cars. Southwest facing rear garden. Two garden sheds.
Large basement cellar.

OFFERS OVER £298,000

VIEWING BY ARRANGEMENT

TELEPHONE (01224) 321550 (MS. BEARE)

OR (01224) 621622 (DUTHIE WARD SOLICITORS)



42 Carden Place Aberdeen AB10 1UP Telephone: 01224 621622 Fax: 01224 621623
e-mail: info@duthieward.co.uk

www.duthieward.co.uk

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



Morningside Road is a wide, tree-lined road in the Mannofield area and is a very pleasant and popular residential part of Aberdeen within easy reach of the city centre and close to the ring road, providing easy access to all parts of Aberdeen. There are good local shops including Boots the Chemist, a supermarket and bank and a regular bus service. The location is also convenient for good pre-school nurseries, primary schools and secondary schools.

Number 38 has a large corner site with a good open outlook to the front along Cranford Terrace and a southwest facing rear garden.

It is an attractive granite fronted property with bay window to the front and wide dormers on the upper floor. It has three main rooms, Kitchen and Bathroom downstairs and four Bedrooms and w.c. upstairs and to the rear it has a large Garage.

It has full uPVC double glazing and gas central heating and solid wood and wood effect laminate flooring.

With its northeast/southwest orientation it enjoys excellent natural light and is a very appealing family house in one of the nicest parts of Aberdeen.

VESTIBULE: 4'8 x 3'4 max (1.4m x 1m) Fitted meter cupboard. Security alarm. Tiled floor. Glazed panelled door to Hall.

HALL: Glazed panelled door to Lounge/Dining Room (right) and panelled doors to Family Room, fitted Kitchen and Bathroom. First left is door to Family Room. Ceiling light fitting. Telephone point. Double radiator. Solid wood flooring.

LOUNGE: 13'4 x 11'9 max (4m x 3.9m) (Front Right) Glazed panelled door from Hall, on open plan with Dining Room and with bay window and attractive outlook to Morningside Road and along Cranford Terrace. Inset gas fire. Alcoves to either side of chimney breast. Fitted unit in right hand alcove. TV aerial point. Six power points. Horizontal blinds. Radiator. Solid wood flooring.

DINING ROOM: 11'1 x 9'11 max (3.4m x 3m) (Rear Right) On open plan with Lounge and with southwest facing French doors to rear garden. Two alcoves. Ceiling light fitting. Telephone point. Five power points. Radiator. Solid wood flooring.

FAMILY ROOM: 10'2 x 8'4 (3.1m x 2.6m) (Front Left) Panelled door from Hall and large window to front. Ceiling light fitting. Telephone point. Two power points. Horizontal



blinds. Radiator. Solid wood flooring. Panelled door to shelved understair cupboard.

FITTED KITCHEN: 10' x 7'7 (3m x 2.3m) (Rear Left) Panelled door from Hall and double glazed door and window to rear garden. Fitted units to two walls.

Along main wall – worktop with five ring stainless steel Bosch gas hob and double electric stainless steel Bosch oven, integral fridge/freezer and drawer and cupboard units. Wall units incorporating filter hood.

To other wall – worktop with inset sink, integral Bosch dishwasher, integral Bosch washing machine, cupboard units and wall units.

Laminate splash-back between worktops and wall units. Ceiling light fitting. Seven power points. Roller blind. Laminate flooring. Door to built-in cupboard with good storage space.

BATHROOM: 6'9 x 6' (2.1m x 1.8m) (Mid Rear) Panelled door to Hall and window to rear. Corner bath with shower curtain, rail and Mira electric shower. Fully tiled wall. Ceiling light fitting. Recess with mirror. Natural wood finished. Shelved storage unit. Pine lined ceiling. Fittings to remain. Double radiator. Laminate flooring.

Carpeted stairway to upper floor.

HALL: Panelled doors to four Bedrooms and w.c. Smoke alarm. Ceiling light fitting. One power point. Coat rail. Laminate flooring. Double doors to built-in airing cupboard.

BEDROOM 1: 10'8 x 10'7 (3.2m x 3.2m) (Rear Right) Panelled door from Hall. Large southwest facing window to rear garden with attractive outlook to gardens. Ceiling light fitting. Dimmer light switch. Telephone point. Two TV aerial points. Four power points. Horizontal blinds. Radiator.

BEDROOM 2: 10'8 x 10'1 (3.2m x 3.1m) (Front Right) Panelled door from Hall. Large window to front with good open outlook. Ceiling light. Four power points. Horizontal blinds. Radiator. Laminate flooring.

BEDROOM 3: 11'9 x 6'10 (3.6m x 2.1m) (Rear Left) Panelled door from Hall. Two southwest facing windows to rear. Wall shelf and corner shelf. Ceiling light fitting. Dimmer light switch. Telephone point. Four power points. Horizontal blinds. Double radiator. Laminate flooring.



BEDROOM 4: 8'4 max x 7'7 max (2.5m x 2.3m) (Front Left) Panelled door from Hall and window to front. Ceiling light fittings. Four power points. Horizontal blinds. Radiator. Laminate flooring.

W.C.: 5'5 x 3'5 (1.7m x 1.1m) (Mid Front) Panelled door from Hall and window to front. Pine linings to half height. Wash-hand basin and w.c. white. Medicine cabinet and corner cabinet included. Ceiling light fitting. Fittings to remain. Laminate flooring.

OUTSIDE: To the front, low maintenance area with boundary walls, pink granite chip area and wide lockbloc drive to Garage with parking for at least three cars and lockbloc path to front entrance door. Sensor operated floodlight.

GARAGE: Large Garage with electric roller door, window to rear and door to side. Power and light installed. Concrete floor. Water tap. Storage units and shelves.



CELLAR: Basement Cellar with access via steps from rear garden. Excellent storage space. Also good access for any wiring or plumbing alterations. Gas central heating boiler. Gas meter. Light installed.

Rear Garden with lawn and shrub beds and patio with access from Kitchen and from French doors from Dining Room. Side door to Garage. Two garden sheds. Water barrel.



www.duthieward.co.uk

42 Carden Place Aberdeen AB10 1UP Telephone: 01224 621622 Fax: 01224 621623
e-mail: info@duthieward.co.uk