

DUTHIE WARD



SOLICITORS



72 BRAESIDE PLACE, ABERDEEN

FOUR BEDROOM SEMI-DETACHED HOUSE WITH EXTENSION AND LARGE CORNER SITE

Accommodation: Ground Floor: Entrance Vestibule, Lounge, large Dining Kitchen, Computer Room and Double Bedroom with en-suite Shower Room. Upper Floor: Hall, three further Bedrooms and Bathroom. Loft. Full uPVC double glazing and gas central heating. Carpets, blinds and all light fittings and other fittings included. Garage. Front, side and rear gardens.

OFFERS OVER £290,000

VIEWING BY ARRANGEMENT

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SOLICITORS & ESTATE AGENTS



This very attractive granite fronted semi-detached house is situated in pleasant residential surroundings in a quiet one-way road in a prime part of the west end of Aberdeen. Certainly one of the nicest properties of its type, it has a large corner site and having a large rear extension, provides very spacious and modern accommodation, particularly on the ground floor.

The Lounge is to the front and has double doors to a very large dining Kitchen which extends the whole width of the house. The large and sunny rear Bedroom has a large En-suite Shower, and a Computer Room lies between the Kitchen and Bedroom. On the Upper Floor there are three further Bedrooms including two Double Bedrooms and a single Bedroom.

The house is very well presented and benefits from excellent natural light as windows face east, south and west. Much of the decoration is in contemporary and neutral style and the property has full uPVC double glazing and gas central heating. All carpets, blinds, light fittings and other fittings are included.

This is an unusually nice family house in good surroundings in a good area.

Nearby there are excellent schools, local shops at the Seafield shopping area and also at Mannofield (where the shops include a supermarket and Tesco Express) and a regular bus service to the city centre. The location is also convenient for access to all parts of the city via Aberdeen's main ring road (Anderson Drive) and, lying close to South Deeside Road, it provides easy access to Royal Deeside and all of the recreational and sporting amenities there.

ENTRANCE VESTIBULE: 6'9 x 3'8 (2.1m x 1.1m) Weather protected entrance. Double glazed entrance door and screen. Natural hardwood finishes. Coat rail. Built-in electricity meter cupboard. Ceiling light. Laminated flooring. Glazed door to Lounge.

LOUNGE: 16'4 into alcove x 16' into window bay (5m x 4.9m) A well proportioned and attractive room with glazed door from Vestibule and large bay window to the front. Double doors (with glazed panels) to dining Kitchen. Hardwood facings and finishings. Marble fireplace and hearth with inset gas fire and wooden surround. Alcoves to either side. Smoke alarm. Ceiling light fittings. Dimmer light switch. Sky TV available. Two double radiators. Fitted carpet.

DINING KITCHEN: 19'7 x 12'8 increasing to 19'6 (5.9m x 3.9m) This is a very spacious, sunny dining Kitchen which extends the whole width of the house. Double doors from the Lounge, south facing external door, screen and window to side and glazed door to Computer Room. Fitted units to three walls.

Along window wall – worktop with inset sink, base units and appliance space.

To rear wall – worktop with stainless steel four ring gas hob, appliance space and wall units with filter hood.

To inner wall – worktop with appliance spaces, wall units and oven unit with electric double oven.

Ceramic tiling between worktops and wall units. Two ceiling lights. Roller blind. Ample space for large dining table and chairs. Additional area (under stairway) with central heating boiler and storage space. Laminated flooring.



COMPUTER ROOM: 10'1 x 6'7 (3.1m x 2m) With glazed door from dining Kitchen, door to Bedroom and good natural lighting from velux window above. Fitted desk with storage drawers. Smoke alarm. Ceiling light. Telephone point. Three double power points. Laminated flooring.

DOUBLE BEDROOM 1: 19'1 x 10'9 (5.8m x 3.2m) (Rear) This is a lovely sunny room with a south facing French door and window and further large window to rear and door to large en-suite Shower Room. Large built-in wardrobe with fitted shelf, hanging rail and triple sliding mirror doors. Natural wood finishes. Two ceiling light fittings. Telephone point. TV bracket. TV aerial point. Sky TV available. Radiator. Laminated flooring.

EN-SUITE SHOWER ROOM: 8'8 x 6'6 (2.7m x 2m) (Mid Right) Sliding door from Bedroom and south facing window to side. Ceramic tiling to all walls and full height tiling to shower. Large corner shower. Ceiling light. Towel rail. Double radiator. Non-slip floor vinyl.

Carpeted stairway to upper floor. Good light from south facing double glazed window to side. Door with access to large floored storage area within eaves.

UPPER HALL: With panel doors to three further Bedrooms and Bathroom. Ceiling light. Hatch to Loft. Fitted carpet.

DOUBLE BEDROOM 2: 12' x 10'2 max (3.6m x 3.1m) (Rear Left) Door from Hall and east facing window with outlook to rear garden, receiving morning sun. Large built-in wardrobe with fitted shelf, hanging rail and three sliding mirror doors. Natural wood finishes. Wall shelf. Ceiling light. Double radiator. Laminated flooring.

DOUBLE BEDROOM 3: 12'9 x 10'2 (3.9m x 3.1m) (Front Left) Door from Upper Hall and window to front with outlook to Braeside Place and to the fields immediately beyond. Natural wood finishes. Wardrobe unit included. Ceiling light. Radiator. Fitted carpet.

BEDROOM 4: 9'10 x 8'7 (3m x 2.6m) (Front Right) Door from Upper Hall and window to front, again with attractive outlook to Braeside Place and to the fields beyond. Double louvre doors to built-in wardrobe. Ceiling light. Roller blind. Double radiator. Fitted carpet.

BATHROOM: 10'5 x 5'10 (3.2m x 1.8m) (Rear Right) Door from Upper Hall and east facing window to rear. Three piece suite (white) plus Mira shower and screen over bath. Aqua panels to shower area. Ceiling light fitting. Roller blind. Double radiator. Fittings to remain. Laminated flooring.

LOFT: Floored loft with access via hatch from Upper Hall.

OUTSIDE: To the front is an easily maintained garden with privet hedging, granite chips and a wide paved area.

To the side is a further garden with paved patio, wide paving, flower bed and lawn and fyfestone boundary wall. Sky dish. External lights (above kitchen door and French door from Bedroom).

Rear garden with path and rear gate to Garage. Lawn to either side of path. Mature palm trees. Garden shed.

GARAGE: Single Garage with up-and-over door and window and door to side.



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