

# DUTHIE WARD



SOLICITORS



## 79 RAEDEN CRESCENT, ABERDEEN THREE BEDROOM END TERRACED FAMILY HOME

Accommodation: Ground Floor: Hall, Lounge, Dining Kitchen, Computer Room and Rear Hall.

First Floor: Hall, three double Bedrooms and Bathroom. Full double glazing and gas central heating.

Built-in hob, oven, dishwasher and all blinds included. Front and rear gardens (both low maintenance).

**FIXED PRICE £165,000**

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 spacious three bedroom end terraced villa is situated in a quiet residential area lying between Westburn Road and Mid Stocket Road with very easy access by car and bus to the city centre and to other parts of Aberdeen via the ring road. It is close to the Aberdeen Royal Infirmary complex at Foresterhill and to the Aberdeenshire Council headquarters at Woodhill House and is within the catchment area of Mile End Primary School and Aberdeen Grammar School.

The house will benefit from redecoration and some upgrading of doors and windows. For a discerning purchaser it provides an excellent family home in children friendly surroundings.

The front of the house faces southwest and receives sun in the afternoons and evenings and the rear receives sun in the mornings. Features include full gas fired central heating and double glazing.

**HALL: 11'7 x 6' (3.9m x 1.8m)** Double glazed front entrance door and screen. Hall with stairs to upper floor straight ahead and door on left to Lounge. Smoke alarm. Ceiling light. Coat rail. Radiator with cover. Laminated flooring. Door to Computer Room.

**COMPUTER ROOM: 6'9 max x 6' max (2.2m x 1.8m)** Door from Hall. Laminated flooring. Ceiling light. Wall light. Two power points. Coat rail. Central heating control.

**LOUNGE: 15'10 x 11'4 (4.8m x 3.5m)** (Front Left) Part-glazed door from Hall, large window to front with open outlook to landscaped grounds and French doors to Kitchen. Ceiling coving. Dado rail. Ceiling light. TV aerial point. Four power points. Vertical blinds. Double radiator. Laminated flooring.



**DINING KITCHEN: 11'5 x 10'7 (3.5m x 3.2m)**

(Rear Left) French doors from Lounge, doorway to rear Hall and double glazed window to rear. Fitted units to two walls.

Along window wall – worktop with inset stainless steel sink, dishwasher, base units and wall units.

To side wall – worktop with four ring ceramic electric hob, electric oven, range of wall units, drawer and cupboard base units.

Ample space for good sized table and chairs.

Laminated splashback between worktops and wall units. Ceiling light. Six power points. Roller blind. Laminated flooring.

**REAR HALL: 7'9 x 5'10 (2.4m x 1.8m)**

(Rear Right) Double glazed entrance door and screen and doorway to Kitchen. Fitted meter cupboard. Central heating boiler. Ceiling light. Two power points. Laminated flooring.

Stairway to Upper Floor with good natural light from a side facing window.

**HALL:** Doors to three Bedrooms and Bathroom. Door to built-in airing cupboard with hot water cylinder and slatted shelves. Smoke alarm. Ceiling light. Laminated flooring. Hatch to loft.

**BEDROOM 1: 11'11 x 9'8 (3.6m x 3m)**

(Front Left) Double Bedroom with door from Hall and window to front. Ceiling light. Wall shelves. Four power points. Double radiator. Laminated flooring.



**BEDROOM 2: 11'8 x 11'4 max (3.6m x 3.5m)**

(Rear Left) Double Bedroom with door from Hall and window to rear. Large built-in wardrobe with four doors, hanging rail and fitted shelves. Ceiling light. Dimmer light switch. Four power points. Double radiator. Laminated flooring.

**BEDROOM 3: 11'5 x 7'10 (3.5m x 2.4m)**

(Front Right) Double Bedroom with door from Hall and window to front. Louvre door to built-in wardrobe with shelf and hanging rail. Ceiling light. Wall shelf. Double radiator. Laminated flooring.

**BATHROOM: 7'10 x 5'6 (2.4m x 1.7m)**

(Rear Right) Panelled door from Hall and window to rear. Three piece suite (white) with shower over bath. Aqua panels to walls around shower and wash-hand basin. Ceiling light. Laminated flooring.



**OUTSIDE:** To the front, low maintenance garden (paved patio). Front gate and boundary walls.

To the rear, also low maintenance, paved garden. Garden shed.

Rotary clothes dryer on landscaped ground nearby.



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