

# DUTHIE WARD



S O L I C I T O R S



## 7 FERNHILL ROAD, ABERDEEN SPACIOUS THREE BEDROOM SEMI DETACHED

Accommodation: Ground Floor: Hall, w.c., Lounge, Dining Kitchen and Bathroom. Upper Floor: Hall and three double Bedrooms. Loft. Gas central heating. Full double glazing. All carpets, blinds, curtains, light fittings and other fittings included. Hob, oven, fridge and freezer included. Front garden with drive-in parking. Fully enclosed, landscaped rear garden including large decked patio. Two sheds.

**OFFERS OVER £160,000**

VIEWING BY ARRANGEMENT

TELEPHONE (01224) 789868 OR 07917 553382 OR 07774 952989 (MR. & MRS. TWEEDIE)  
OR (01224) 621622 (DUTHIE WARD SOLICITORS)



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

[www.duthieward.co.uk](http://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.

S O L I C I T O R S & E S T A T E A G E N T S



This is a very well presented semi detached family house in a pleasant established part of Mastrick. On the ground floor it has a spacious Lounge to the front and Dining Kitchen to the rear. Also on the ground floor is the family Bathroom which is to the rear and a w.c. front right. The Hall has natural wood finishes and panelled doors and a carpeted stairway to the upper floor where there are three good sized Bedrooms. The main Bedroom is to the front which has a quadruple width built-in wardrobe. Bedroom 2 also has a built-in wardrobe and the third Bedroom is also a spacious room.

The front garden has a lawn and drive-in parking with space at the side and path and gate to the rear garden. The rear garden is sunny (being southeast facing), is fully enclosed and has been well landscaped including a lawn and paths and a large raised decked patio.

The house has full double glazing and gas central heating and is in ready to move into condition with all carpets, blinds, curtains, light fittings and other fittings included and the built-in hob, oven, fridge and freezer included.

**HALL: 15'9 max x 6'10 max (4.8m x 2.1m)** Pine panelled doors to wc, Lounge, Dining Kitchen and Bathroom. Natural wood finishes to skirtings and facings. Dado rail. Fitted meter cupboard. Smoke alarm. Ceiling downlighter. Ceiling light fitting. Double power point. Brass light switch faceplates. Natural light from side facing window. Vertical blinds. Curtains with tie backs. Two double radiators. Solid oak surfaced flooring.

**W.C: 7'5 max x 3'3 (2.3m x 1m)** (Front Right) Door from Hall and window to side. Wash-hand basin and w.c. Ceiling light fitting. Three wall mirrors. Alcove with fitted shelves. Fittings to remain. Ceramic floor tiling.





**LOUNGE: 15'5 max x 11'11 max (4.7m x 3.6m)** (Front Left) Glazed panelled door from Hall and large double glazed window to front. Fireplace with marble surround and mantle and inset electric fire. Natural wood finishes. Ceiling coving. Ceiling light fitting. Telephone point. TV aerial point. Eight power points. Horizontal blinds. Full length curtains. Double radiator. Fitted carpet.

**DINING KITCHEN: 15'7 x 9'1 (4.8m x 2.8m)** (Rear Left) Glazed panelled door from Hall, part glazed door and window to rear garden. Fitted units to four walls.

Along window wall – extensive worktop with inset sink, drawer and cupboard base units and wall units. Wall telephone.

To side wall – worktop with four ring gas hob, double stainless steel oven and corner cupboard.

To other side wall – worktop with drawer and cupboard base units and wall units.

To inner wall – worktop with space for fridge and freezer, included, base unit and wall units. Small alcove.

Storage unit in inner rear corner. Ceramic tiling between worktops and wall units. Fifteen downlighters. Four strip lights to ceiling centre section. Telephone point. Fifteen power points. Roller blinds. Central heating control panel. Ceramic tiling to floor.

**BATHROOM: 6'11 x 5'3 (2.1m x 1.6m)** (Rear Right) Fitted Bathroom with panelled door from Hall and window to side. Corner bath with power shower operated via central heating, wash-hand basin in vanity unit and w.c. with concealed cistern. Full tiling around bath wall and to half height elsewhere. Timber linings to ceiling. Light fitting. Extract fan. Roman blind. Radiator. Ceramic tiling to floor.

Carpeted stairway to upper floor.

**HALL:** Galleried first floor Hall with front facing window with vertical blinds and curtains with tie-backs and pine panelled doors to three Bedrooms. Door to built-in shelved airing cupboard. Natural wood finishes. Dado rail. Skirtings and facings. Two light fittings. Two double power points. Fitted carpet. Hatch with ramsay ladder to loft.





**BEDROOM 1: 15'11 x 9' (4.8m x 2.7m)** (Front Left)  
 Double Bedroom with panelled door from Hall and double glazed window to front. Large built-in wardrobes with four pine panelled doors, one section with hanging rail and fitted shelves, main part with fitted shelves and hanging rail, another section with upper and lower hanging rails and one section with fitted shelving. Built-in storage cupboard with fitted shelves. Natural wood finishes. Ceiling spotlight fitting. TV aerial point. Four power points. Horizontal blinds. Curtains with tie-backs. Radiator. Fitted carpet.

**BEDROOM 2: 12'4 x 8'11 (3.8m x 2.7m)** (Rear Right)  
 Double Bedroom with panelled door from Hall and double glazed window to rear. Built-in wardrobe with fitted shelves, hanging rail and sliding mirror doors. Ceiling light fitting. Six power points. Roman blind. Curtains. Radiator. Laminated flooring.

**BEDROOM 3: 12'6 max x 10'4 max (3.8m x 3.2m)** (Rear Left)  
 Double Bedroom with panelled door from Hall and double glazed window to rear. Alcove with fitted shelves. Ceiling light. Six power points. Curtains. Double radiator. Laminated flooring.

**OUTSIDE:** Front garden with lawn, path to front garden and paved drive with parking for one car. Space at side of house, path and gate to rear garden.

Large, fully enclosed landscaped rear garden including lawn, paths and large raised decked patio with integral seating (rear left). Rotary clothes dryer. Two sheds.



[www.duthieward.co.uk](http://www.duthieward.co.uk)

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