

GARAGE

Located to the side of the property with an up and over door. It is reached by a mono block driveway. There is a door to the rear offering access to a small path to the back door of the house.

SERVICES

Gas, electricity, water, telephone and drainage.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale. The usual fixtures and fittings in the bathroom and shower room are all included. the free standing kitchen appliances are for sale by separate negotiation as are some items of furniture.

DIRECTIONS

From the west end of Union Street exit left into Holburn Street. Take the first exit right into Union Grove and travel ahead through the roundabout at Forrest Avenue and again ahead through the roundabout with Anderson Drive. Continue to the traffic lights and exit right into Springfield Road. Springfield Place is the fourth exit on the left. Number 5 is located on the left hand side. A For Sale Board will be evident.

ENERGY RATING - E

VIEWING

Contact Messrs Williams Gray Williams, 7 St Catherine Street, Cupar, telephone 01334 656644.

WHILE THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED BY THE SELLING AGENT, NOR DO THEY FORM PART OF ANY OFFER TO SELL

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents

5 SPRINGFIELD PLACE, ABERDEEN, AB15 7SF



VESTIBULE, HALLWAY, LOUNGE/ DINING ROOM, KITCHEN, THREE DOUBLE BEDROOMS, ONE WITH ENSUITE SHOWER ROOM, SINGLE BEDROOM/STUDY, FAMILY BATHROOM. GARDENS TO FRONT AND REAR. SINGLE GARAGE. OFF STREET PARKING. GAS CENTRAL HEATING.

This bright, spacious granite semi-detached house is offered for sale. It has been altered and extended to provide a large open plan living area with open fire and 4 bedrooms, providing excellent family accommodation. There is a garage and well laid out and stocked gardens to the front and rear, with the added amenity of backing on to the Craigieburn woods.

Internally, the property features light, airy accommodation presented in good order throughout with predominantly white decoration and self coloured carpets. The kitchen has been extended and fitted with a range of wall and base units. There is access to the garage and the back garden from a small hallway leading off the kitchen, and a large double bedroom with en-suite shower room completes the ground floor accommodation. On the upper floor there are two double bedrooms with large windows and built in wardrobes, a single bedroom with velux window and built in storage, and a fully tiled bathroom with three piece bathroom suite.

The property is serviced with full gas central heating and double glazing has been installed. The rear garden contains a greenhouse and garden shed. There is a single garage with an up and over door. All carpets, curtains and window blinds are included in the sale. The property is in a desirable area in the West End of Aberdeen with nearby primary and secondary schools and within easy reach of the city centre including by public transport. The area is well served by local shops at Seafield. Hazlehead Park which is nearby provides sporting and recreational facilities including golf and horse riding.

Viewing by appointment telephone Cupar 01334 656644

OFFERS AROUND £345,000

www.williamsgraywilliams.co.uk

Entry to the property is via a partially glazed door to the front of the property with glazed pane over which opens to the vestibule.

VESTIBULE 1.52m x 1.02m (4'11" x 3'4")

Tiled floor. Low level meter cupboard. Ceiling light fitting. A glazed door offers access to the inner hallway.

INNER HALLWAY 5.27m x 2.03m (17'3" x 6'8")

Providing access to the remaining accommodation. Ceiling light. Radiator. Telephone point. Carpeted staircase to upper floor.

LOUNGE/DINING ROOM 8.9m x 3.77m at widest (29'2"x 12'4" at widest)

Light and airy lounge and dining room, neutrally decorated with bay window to the front of the property and large window to the rear. A feature of the room is the coal effect fire set on a tiled and stone hearth. Alcoves flank the two, now sealed up, chimney breasts in the room. Two ceiling light fittings. Two radiators. Television point. Fitted carpet.



KITCHEN 3.35m at widest x 3.91m (11'0 at widest x 12'10")

Thoughtfully extended into the side return and fitted with a light wood range of base and wall units with complimentary work surfaces and splash back tiling. There is a double oven, hob, and extractor hood with space for a fridge/freezer, dishwasher, washing machine and tumble drier. There is an alcove suitable for a free standing dresser or American style fridge/freezer. Windows to the side and rear provide natural light. Inset sink and drainer with mixer tap. Ceiling light. A glazed door leads to a small hallway with smoke alarm and access to the garden and garage. Tiling to floor.



MASTER BEDROOM 5.05m x 3.15m (16'7" x 10'4")

Situated to the rear of the property a window allows natural light and overlooks the garden. This room has a built in wardrobe with mirrored doors. Ceiling light fitting. Radiator. Television and telephone points. Fitted carpet.



ENSUITE SHOWER ROOM 1.09m x 1.12m (3'7" x 10'3")

Fitted with three piece suite comprising white pedestal wash hand basin, w.c. and shower with bi-fold screen. Ceiling light fitting. Radiator. Extractor fan. Vinyl flooring.

Carpeted stairs lead to the upper floor landing. A window on the half landing provides natural light.

UPPER LANDING

Ceiling light fitting and hatch to loft space. There is generous eaves storage accessed from the upper landing.

BEDROOM TWO 3.63m x 3.25m (11'11" x 10'8")

Spacious double bedroom with window to the front of the property providing natural light. Built in wardrobe. Ceiling light fitting. Radiator. Telephone point. Fitted carpet.



Third double bedroom with window to the rear of the property. Built in wardrobe and dressing table. Further cupboard in alcove. Ceiling light fitting. Radiator. Fitted carpet.



BEDROOM FOUR/STUDY 2.7m x 1.96m (8'10" x 6'5")

Currently used as a single bedroom but ideal as a study. Velux window to side of property. Ceiling light fitting. Radiator. Fitted carpet.

FAMILY BATHROOM 2.9m x 1.8m (9'6" x 5'11")

Fitted with three piece suite comprising bath, wash hand basin and w.c. Fully tiled with window to the rear of the property. Ceiling light fitting. radiator.



GARDEN

The gardens to the front and rear are well tended and stocked. There is a greenhouse and garden shed in the rear garden. There is a raised stone patio immediately to the rear of the property.

