



10 Springfield Place, Aberdeen AB15 7SF

Offers over £244,500

THREE BEDROOM/TWO PUBLIC ROOM SEMI DETACHED DWELLINGHOUSE WITH GARDENS TO FRONT AND REAR, AND GENEROUS GARAGE.

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this THREE BEDROOM/TWO PUBLIC ROOM SEMI-DETACHED HOME, situated in a popular and quiet residential street off Springfield Road. Benefitting from gas central heating and full double glazing, this much loved home has off-street parking and a beautifully landscaped and modern rear garden with Summer House. The accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall; Lounge with bay window to front; Sitting Room with patio doors to rear; Kitchen; and WC. There are three Bedrooms and Family Bathroom on the upper floor. It is believed that, subject to obtaining any necessary Permissions, it may be possible to reconfigure the ground floor to create a generous open plan Kitchen/Dining/Sitting Room.

The property is in a desirable area in the West End of Aberdeen with nearby primary and second schools and within easy reach of the city centre and the ring road, as well as Countesswells etc. The area is well served by public transport with a variety of local shops at Seafield. Hazlehead Park, which is nearby provides sporting and recreational facilities including golf and horse riding.

ENTRANCE VESTIBULE

Accessed via upvc part glazed door to front, with window to side. Meter cupboard, ceiling light fitting and central heating radiator. Laid with parquet flooring, there is a matwell. Glazed door to Hall.

HALL



Laid with quality flooring, with carpeted stairs leading to the upper floor accommodation, ceiling light fitting, smoke alarm and central heating radiator.

LOUNGE 17' 0" X 12' 6" (5.18M X 3.81M)



Light and airy Lounge with bay window to front, decorated in neutral tones with fire in stone surround and hearth. Alcoves flank either side of the chimney breast. Ceiling light fitting, central heating radiator and television point.

WC



Fitted with a modern two piece suite comprising wash hand basin and toilet pedestal. Extractor fan and inset downlighter. Wall mounted radiator.

SITTING ROOM 14' 8" X 12' 6" (4.47M X 3.81M)



Second public room situated to the rear of the property, bathed in natural light from the sliding patio doors which allow access to the landscaped garden. Electric coal effect fire with alcoves flanking the chimney breast. Ceiling light fitting, central heating radiator and telephone point.

KITCHEN 9' 11" X 7' 9" (3.02M X 2.36M)



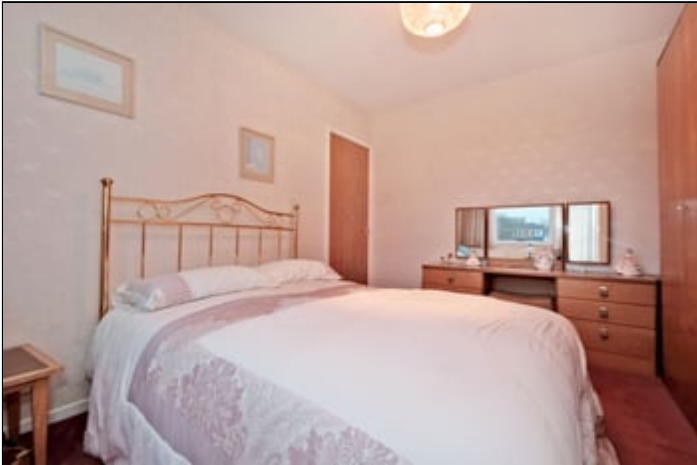
Fitted with a range of wooden wall and base units with complementing work surfaces and tiled splashback. Inset sink and drainer below window to rear overlooking the garden. Shelved pantry style cupboard. Integrated oven and hob. Ceiling light fitting and door to Garage.

UPPER FLOOR



Carpeted stairs from the Hall lead to the upper floor landing. A window to side provides natural light over the stairs. Ceiling light fitting, smoke alarm and hatch to Loft space.

BEDROOM 1 11' 5" X 10' 1" (3.48M X 3.07M)



Large Double Bedroom with window to rear overlooking the garden. Airing cupboard, ceiling light fitting and central heating radiator.

BATHROOM 9' 1" X 6' 0" (2.77M X 1.83M)



Fully tiled and fitted with a four piece suite comprising wash hand basin, toilet with concealed cistern, bath and separate shower cabinet. Ceiling light fitting and central heating radiator.

BEDROOM 2 13' 0" X 8' 2" (3.96M X 2.49M)



Situated to the front of the property, with window allowing natural light. Wall to wall fitted wardobes allow excellent hanging and shelf storage, with dressing table area. Ceiling light fitting and central heating radiator.

BEDROOM 3 9' 6" X 8' 0" (2.90M X 2.44M)



Double bedroom again situated to the front of the property, with window to front and double wardrobe allowing shelf and hanging storage. Ceiling light fitting and central heating radiator.

EXTERNAL



There is off street parking for one car to the front of the property, leading to Single Garage. The front garden is laid mainly with gravel, with interspersed plants and shrubs.

The rear garden was recently redesigned, and offers easily maintained garden space and various spots from which to enjoy the warmer weather. A mix of gravel, artificial lawn and locblock patio areas, with planted borders, the garden is generously sized and secure. Of added appeal is the super Summer House 7' 2" x 6' 6" (2.18m x 1.98m), which benefits from electricity supply, a super place to enjoy the garden even on the coldest of days.

GARAGE 27' 6" X 8' 0" (8.38M X 2.44M)

The Garage extends the length of the house, with ample room to park a family car and space to the rear which currently houses the dishwasher, washing machine, boiler and fridge. With remotely operated up and over door to the front, the garage has power and water, with part glazed pedestrian door to the rear, and internal access from/to the Kitchen. Two ceiling striplights.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the dishwasher and washing machine in the Garage, and the usual fixtures and fittings in the Bathroom. The Summer House is also to remain.

COUNCIL TAX BAND - E

EPC BANDING - D



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