



132 Craighton Road, Aberdeen AB15 7UE

Offers Over £225,000

THREE BEDROOM SEMI DETACHED DWELLINGHOUSE LOCATED TO THE WEST OF THE CITY, WITH OFF STREET PARKING AND GARAGE.

Stronachs

# 132 Craigton Road, Aberdeen AB15 7UE

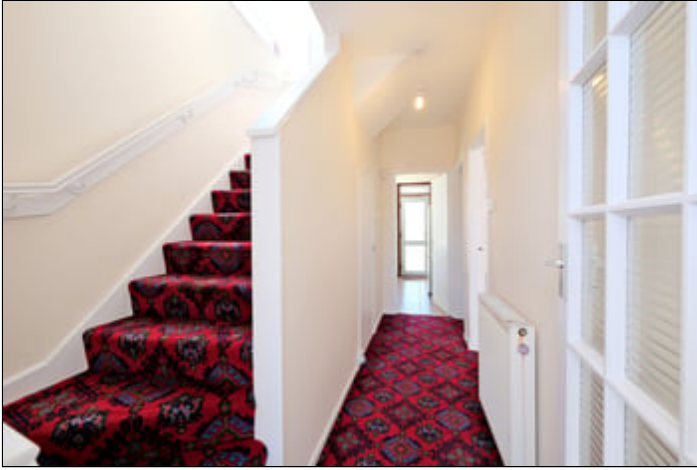
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this THREE BEDROOM SEMI DETACHED DWELLINGHOUSE. Benefitting from gas central heating, double glazing and off street parking available including a single garage. In need of some modernisation and upgrading throughout, with great scope for extension (subject to obtaining any necessary permissions) this is a fantastic opportunity to create the home of your dreams in a desirable location, with a beautiful enclosed and well kept garden to the rear. The accommodation comprises: Entrance Vestibule; Inner Hall; Lounge; Sitting Room; and Kitchen on the ground floor. There are Three Bedrooms and Family Bathroom on the upper floor.

Craigton Road is situated in a popular residential area West of the city, which is well served by local shops in the Mannofield area, within walking distance to Airyhall library, Airyhall community centre and Aldi in Countesswells. Hazelhead park is also near by which accommodates the golf course and the option to take lovely scenic woodland walks or perhaps relax in the park. This area is well served with nurseries and primary schools. Craigton Road is on a direct bus route to take you further into the city with a wider range of amenities. Just under a 10 minute drive can take you to The Bridge of Dee retail area with the options of Boots, B&Q, Sainsbury's and Asda.

## VESTIBULE AND INNER HALLWAY



Entered via part glazed door, with laminate flooring, ceiling light and meter cupboard. Another part glazed door leads into the Inner Hall which is carpeted and neutrally painted all the way up the stairs to the upper hall. Under the stairs is the WC. Ceiling light fitting and central heating radiator.

## LOUNGE 16' 3" X 12' 5" (4.95M X 3.78M)



This spacious Lounge is flooded with natural light from the bay window to the front. With a lovely gas fire in marble surround, recesses flank either side of the chimney breast. Ceiling light fitting and central heating radiator.



### SITTING ROOM 13' 6" X 11' 6" (4.11M X 3.51M)



Ample light from the picture window to the rear looking out onto the garden. There is a gas fire on marble hearth with wooden surround. Recesses flank either side of the chimney breast. There is a great opportunity to extend to the rear or create an open plan kitchen/diner on obtaining the necessary Planning Permissions, This could create an open area for all to enjoy, allowing space for relaxing, dining and cooking. Ceiling light, central heating radiator and telephone point.

### WC 5' 5" X 3' 0" (1.65M X 0.91M)



Accessed via the wooden door under the stairs, this WC is neutrally painted and fitted with a two piece suite comprising wash hand basin and toilet pedestal. Tiled floor, ceiling light and extractor fan.

## KITCHEN 10' 4" X 7' 5" (3.15M X 2.26M)



The Kitchen is fitted with a range of wall and base units with complimentary work surfaces and partially tiled splashback. The free standing oven, fridge/freezer and washing machine are to remain. The window to the side allows plenty of light with inset sink situated below. Additional light coming from the part glazed door to the rear which leads out to the enclosed garden. Strip light and central heating radiator.

## UPPER HALLWAY



Carpeted staircase leads to the upper hallway. Window to the side provides natural light. Ceiling light fitting. Hatch which leads to the loft space.

### BEDROOM 1 12' 8" X 10' 2" (3.86M X 3.10M)



This generous Double Bedroom is bathed in light from the picture window to the front. There is ample room for a range of bedroom furniture. Ceiling light and central heating radiator.

### BEDROOM 2 12' 6" X 10' 3" (3.81M X 3.12M)



Spacious Double Bedroom overlooking the garden to the rear. There is room for free standing furniture and there is a shelved storage cupboard. Ceiling light, telephone point and central heating radiator.

### BEDROOM 3/STUDY 10' 2" X 8' 5" (3.10M X 2.57M)



This room has scope to be a single bedroom or study space with shelved storage cupboard. Window to the side allowing natural light. Ceiling light.



## BATHROOM 9' 4" X 5' 8" (2.84M X 1.73M)



Partially tiled and aqua-panelled, fitted with a four piece suite comprising wash hand basin, toilet pedestal, bath and shower cabinet. Glazed window to the rear, inset downlighters and chrome ladder style radiator.

## GARAGE 17' 5" X 8' 9" (5.31M X 2.67M)

Single well kept Garage entered via an electrically operated roller shutter door to the front and pedestrian access to the rear.

## EXTERNAL



The front garden is partially concrete slabbed to provide off street parking with mature plants and shrubs. A driveway leads to the Single Garage. Gaining access via the door to the rear, the fully enclosed garden to the back is mainly laid to lawn, along with stone chips with a partially slabbed patio area a perfect place to set out garden furniture to enjoy the summer weather. Lovely flowerbeds and shrubs throughout. Garden store to the rear with great shelved storage space. It is believed there is an opportunity to extend to the rear on obtaining any necessary Planning Permissions and still retain a sizeable garden.

## EXTRAS

House is to be sold as seen, please note the mobility scooter is to be removed.

COUNCIL TAX BAND - E

EPC BANDING - D













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