



## 36 Morningside Gardens, Aberdeen AB10 7NS

Offers over £225,000

TWO BEDROOM, TWO PUBLIC ROOM SEMI DETACHED DWELLINGHOUSE IN A PPOPULAR RESIDENTIAL AREA, WITH OFF STREET PARKING AND GARAGE

Stronachs

# 36 Morningside Gardens, Aberdeen AB10 7NS

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this TWO BEDROOM, TWO PUBLIC ROOM SEMI DETACHED DWELLINGHOUSE. Situated in a peaceful and sought after location, this much loved home benefits from gas central heating and full double glazing. The accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall; Lounge with bay window to front; Sitting Room to rear; Kitchen. There are two Double Bedrooms and modern Shower Room on the upper floor. There is a garage to the side and Utility Room to the rear, accessed from the rear garden. To the front is an area of loc bloc allowing off-street parking. The garden to the rear is substantial and fully enclosed.

There are a wide range of local amenities within easy walking distance including a local Tesco store, a café and a fuller ranges of shops with a Co-op supermarket, chemist besides Mannofield Church. There are reputable nursery, primary and secondary schools located in the area including Broomhill Primary School with a choice of secondary schools located not far away including Harlaw Academy/Cults Academy as well as the range of private schools Aberdeen has to offer. The city centre itself is only around five minutes' drive from the property and regular public transport is readily available along North Deeside Road into the City and out to Cults, Banchory and Deeside.

## ENTRANCE VESTIBULE & HALL



Accessed via upvc door to front, with a corner cupboard housing the meters. Further glazed door leads to the Internal Hall. Ceiling light fitting, smoke alarm and central heating radiator. Carpeted stairs to the upper floor. Understairs storage.

## LOUNGE 15' 3" X 13' 1" (4.65M X 3.99M)



Spacious Lounge to the front of the property, with bay window allowing natural light into the room. Gas coal effect fire. Recesses to either side of the chimney breast. Ceiling light fitting, central heating radiator, and television point.

## SITTING ROOM 14' 1" X 13' 1" (4.29M X 3.99M)



Situated to the rear of the property with patio doors allowing access to the rear garden. Gas coal effect fire with recesses to either side of the chimney breast. Ceiling light fitting, central heating radiator and television point.

## KITCHEN 11' 2" X 7' 0" (3.40M X 2.13M)



Fitted with a range of wall and base units with complementing work surfaces and splashback. Space for cooker and fridge. Inset sink and drainer. Part glazed upvc door with glazed side panel to rear. Ceiling light fitting.

## UPPER FLOOR

Carpeted stairs lead from the Hall to the upper floor landing. Ceiling light fitting and smoke alarm.

### BEDROOM 1 13' 6" X 10' 8" (4.11M X 3.25M)



Large and light Double Bedroom to the front of the property, benefiting from wall to wall fitted wardrobes with mirrored doors, allowing excellent hanging and shelf storage. Ceiling light fitting, central heating radiator, television point. Cupboard housing boiler.

### BEDROOM 2 12' 0" X 9' 7" (3.66M X 2.92M)



Second large Double Bedroom to the rear, overlooking the garden. Ceiling light fitting, central heating radiator and television point.

### **SHOWER ROOM 7' 4" X 7' 0" (2.24M X 2.13M)**



Recently upgraded, aqua panelled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and shower cabinet. Window to rear allowing natural light. Modern vertical radiator. Hatch to Loft space.

### **UTILITY ROOM 8' 0" X 7' 0" (2.44M X 2.13M)**

Situated to the rear of the garage and accessed either from the garage or the rear garden, the utility room has inset sink and drainer and space for washing machine.

### **GARAGE 15' 0" X 7' 0" (4.57M X 2.13M)**

With up and over door to the front, and access to the Utility Room to rear.

## EXTERNAL



The garden to the front is partially laid to loc block and partially planted with mature plants and flowers. To the rear, the fully enclosed rear garden is mainly laid to lawn with a slabbed patio area, greenhouse and mature plants and shrubs bordering.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Shower Room.

**COUNCIL TAX BAND - E**

**EPC BANDING - D**



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