



301 North Deeside Road, Peterculter, AB14 0UL

Offers Over £79,000

ONE BEDROOM SELF CONTAINED GROUND FLOOR FLAT WITH EXCLUSIVE FRONT GARDEN

Stronachs

# 301 North Deeside Road, Peterculter, AB14 0UL

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this ONE BEDROOM SELF CONTAINED GROUND FLOOR FLAT. Whilst the property is in need of modernisation throughout, this is an ideal opportunity to set foot on the property ladder and create a modern home to your own taste and style. With exclusive garden ground to front, and shared garden to the rear, the accommodation comprises: Entrance Hall; Bathroom; Lounge to front; sizeable Dining Kitchen with access to rear; and Double Bedroom. The property benefits from gas central heating and double glazing, with shared shed and wash house. Ideally situated on the main road, within walking distance of local shops and restaurants, the property is on a main bus route and easy access of the city and further into Deeside.

Peterculter lies some 8 miles west of Aberdeen City Centre and is within easy commuting distance. There is a variety of sporting and leisure pursuits nearby, with woodland walks and walks along the Old Deeside Railway Line also close to hand. There is a good range of local shops and amenities nearby. Peterculter also provides easy commuting to the Kingswells and Westhill areas of Aberdeen, with the AWPR in easy reach.

## ENTRANCE HALL

Entered by upvc door to the front, there is a cupboard housing the utility meters, and wall mounted coathooks. Ceiling light fitting and central heating radiator.

## LOUNGE 12'4 x 11'2 (3.76m x 3.40m)

Good sized Lounge to the front of the property overlooking the exclusive garden. Ceiling light fitting in ceiling rose. Fireplace housing wood burning stove. Recesses flank either side of the chimney breast. Central heating radiator and television point.



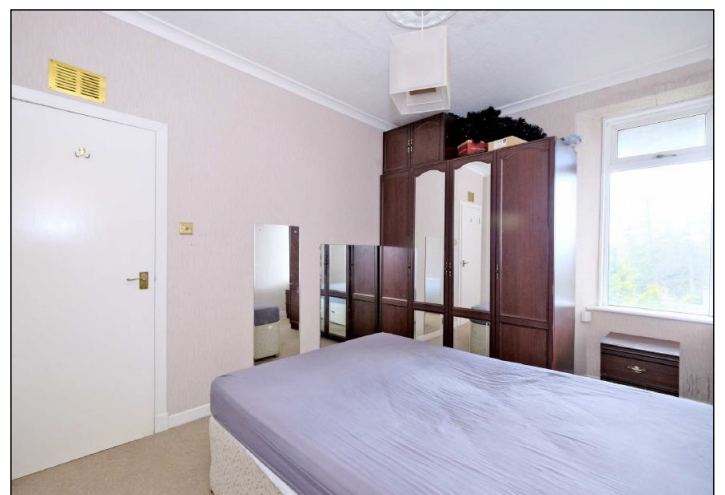
### **DINING KITCHEN 12'9 x 9'1 (3.89m x 2.77m)**

Sizeable Dining Kitchen, fitted with a range of wall and base units with ample room for a variety of integrated appliances. Stainless steel sink and drainer below window to rear. Cupboard housing central heating boiler. Part glazed door allows access to the rear garden and washhouse. Ceiling light fitting and central heating radiator.



### **DOUBLE BEDROOM 12'9 x 8'9 (3.89m x 2.67m)**

Good sized Double Bedroom with window to rear, and ample room for free-standing furniture. Ceiling light fitting with dimmer control, central heating radiator and telephone point.



## BATHROOM 8'7 x 8'2 (2.62m x 2.49m)

Partially tiled and fitted with a four piece suite comprising wash hand basin in vanity unit, toilet pedestal, bath and separate shower cabinet. Two ceiling light fittings, central heating radiator and extractor fan. Airing cupboard.



## EXTERNAL

The garden ground to the front of the property is exclusive and is laid with slate chips. There is a shared drying green to the rear of the property, as well as shared coal cellar and wash house.



## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with all contents.

## COUNCIL TAX BAND - B

## EPC BANDING - C

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