



2 Northburn Avenue, Aberdeen AB15 6AH

Offers over £275,000

THREE BEDROOM, THREE PUBLIC ROOM SEMI DETACHED DWELLINGHOUSE IN A
LOVELY WEST END LOCATION, WITH OFF STREET PARKING AND GARAGE

Stronachs

2 Northburn Avenue, Aberdeen AB15 6AH

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this sizeable THREE BEDROOMED, THREE PUBLIC ROOM SEMI DETACHED FAMILY HOME. Benefiting from gas central heating and full double glazing, the property would benefit from some redecoration throughout but has great off street parking, Garage, and generous beautifully kept gardens to the rear. This is an ideal home for someone looking to put their stamp on their 'forever home'. The accommodation comprises: Entrance Vestibule; Inner Hall; Lounge with bay window to front; Dining Room with access to Hall and Lounge; WC; Rear Hall; Breakfasting Kitchen; and Sitting Room on the ground floor. There are three Bedrooms and family Bathroom on the upper floor. This is a great opportunity to purchase a sizeable family home in a much sought after area.

Northburn Avenue is a lovely, tree lined street in the City's west end. A regular bus service is available nearby, and the main Anderson Drive trunk road is easily accessible, with onward travel to all parts of the city and suburbs, as well as the airport. Hazlehead Park is within walking distance and provides open spaces to relax or walk, and it also has a choice of several golf courses. Aberdeen has good shopping malls and specialist shops, parks and gardens, theatres and cinemas, and a diversity of landscape from the Grampian mountain range to the North Sea's rugged coastline, and outdoor pursuits for all.

ENTRANCE PORCH & INNER HALL



Entered via part glazed door, with tiled flooring, ceiling light fitting, central heating radiator and meter cupboard. Part glazed door to Inner Hall, with carpeted staircase to the upper floor accommodation. There is a small understairs cupboard, central heating radiator, and ceiling light fitting.

LOUNGE 16' 6" X 12' 9" (5.03M X 3.89M)



Spacious room with bay window to front allowing natural light, with coal fire in marble hearth with wooden surround. Recesses flank either side of the chimney breast. Ceiling and wall light fitting and central heating radiator. Glazed double doors lead to the Dining Room, with additional part glazed door to the Hall.

DINING ROOM 12' 5" X 11' 2" (3.78M X 3.40M)



With dual access from the Hall, and glazed double doors to the Lounge, which allow borrowed natural light. Ample space for dining. Ceiling light fitting and central heating radiator.

WC



Accessed via part glazed door and fitted with a two piece suite comprising wash hand basin and toilet pedestal. Window to side, tiled floor, ceiling light fitting and central heating radiator.

REAR HALL



On open plan with the Kitchen/Diner, the rear Hall has a large storage cupboard with wall mounted coathooks. A glazed door to the side allows access to the driveway. Matwell. Ceiling light fitting and central heating radiator. Wall mounted boiler.

KITCHEN/DINER 16' 2" X 8' 9" (4.93M X 2.67M)



The Kitchen is fitted with a range of high gloss wall and base units with complementing work surfaces and splashback. The integrated oven, microwave, gas hob and hood are to remain, as is the fridge/freezer. Space for washing machine and dishwasher. Inset sink and drainer below window to side. An additional window to the rear provides light over the dining area. Inset downlighters and central heating radiator. Door leading to the fully enclosed rear garden. Space for dining table and chairs.

SITTING ROOM 17' 0" X 11' 3" (5.18M X 3.43M)



This light and airy room is accessed from the Kitchen and has a large velux window and glazed sliding patio doors providing access to the garden. Electric fire in wooden surround. Wall lights, central heating radiator and telephone point.

UPPER FLOOR



Carpeted staircase leads from the Inner Hall to the upper floor landing. A window to side allows natural light. Ceiling light fitting. Hatch with Ramsay ladder access to Loft space.

BEDROOM 1 13' 4" X 10' 8" (4.06M X 3.25M)



Large Double Bedroom to the front of the property benefiting from double fitted wardrobe allowing excellent hanging and shelf storage, with mirrored sliding doors. Ceiling light fitting and central heating radiator.

BEDROOM 2 11' 4" X 11' 3" (3.45M X 3.43M)



Second Double Bedroom overlooking the garden to the rear. Benefiting from fitted wardrobes and dressing table. Ceiling light fitting and central heating radiator. Ample space for furniture.

BEDROOM 3 9' 9" X 8' 0" (2.97M X 2.44M)



Third Bedroom to the front of the property, with built in cupboard. Ceiling light fitting and central heating radiator.

BATHROOM 7' 6" X 6' 2" (2.29M X 1.88M)



Situated to the rear of the property and fitted with a coloured four piece suite comprising wash hand basin, toilet pedestal, bath and shower cabinet. Mostly tiled, with window to rear, shaver point, ceiling light fitting and central heating radiator.

GARAGE 28' 11" X 10' 0" (8.81M X 3.05M)

The double length Garage has an up and over door to the front, and pedestrian access to the rear garden. Ceiling light fitting and sky light.

EXTERNAL



The front garden is laid with a mix of gravel and slabs for ease of maintenance, with mature plants and shrubs. A driveway to the side leads to the Garage and allows off-street parking for a number of vehicles.

The fully enclosed rear garden is in immaculate order with lush lawn, mature hedging and shrubs, with a patio area from which to enjoy the warmer weather. The garden offers a high degree of privacy. The rotary clothes drier is to remain.

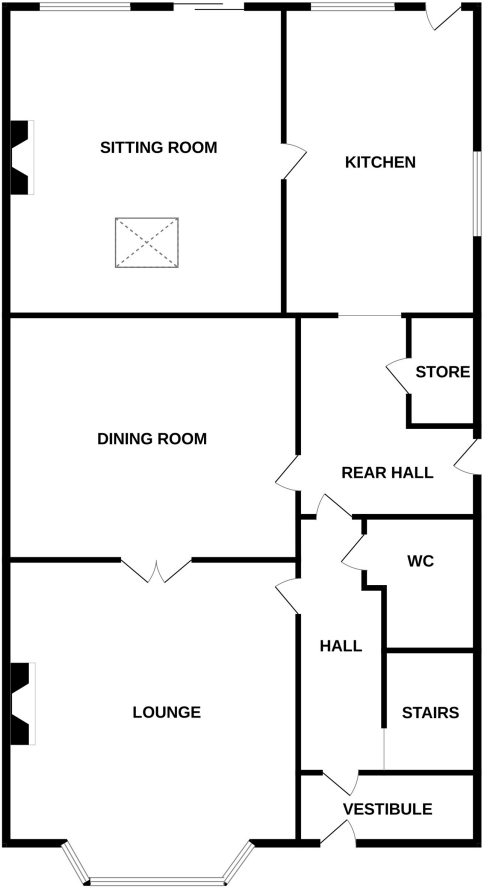
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Bathroom and WC, the integrated appliances in the Kitchen and the rotary clothes drier in the rear garden.

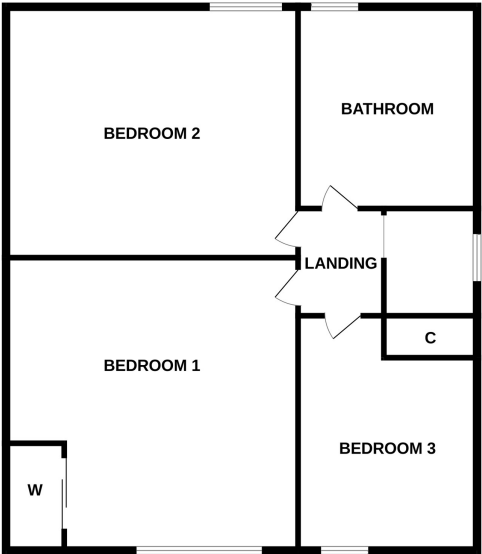
COUNCIL TAX BAND - G

EPC BANDING - D

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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