10 Goval View, Dyce, Aberdeen AB21 7EY

Offers over £325,000

FOUR BEDROOM WITH STUDY/TWO PUBLIC ROOM DETACHED DWELLINGHOUSE IN A SUPER LOCATION WITH FANTASTIC OPEN VIEWS TO THE REAR

Stronachs

10 Goval View, Dyce, Aberdeen AB21 7EY

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this superb FOUR BEDROOM WITH STUDY/TWO PUBLIC ROOM DETACHED FAMILY HOME, with driveway and garage. Built to the highest of standards by Malcolm Allan Housebuilders, this well maintained property is in excellent order throughout, and benefits from gas central heating and full double glazing. The accommodation comprises, on the ground floor: Entrance Vestibule; Reception Hall; Lounge with bay window to front; Kitchen and Dining Room on open plan; utility Room; Bedroom 3; Sitting Room/Bedroom 4; and Shower Room. On the upper floor there is a generous landing; most spacious Master Bedroom with En-Suite Shower Room; Double Bedroom 2; and Study/Nursery. There are easily maintained gardens to the front and rear, with driveway allowing off-street parking for three vehicles and leading to extra length Single Garage with fully floored and lit Loft space above. The property enjoys an elevated position to the rear resulting in superb open views to the north. This is a superb family home in a peaceful cul-de-sac, within an established modern development, and early viewing is recommended.

Dyce is a very popular residential area lying to the north of the city. The property is conveniently placed within minutes walking distance of the village of Dyce, Asda Superstore, Doctors Surgery and Health Centre. Dyce offers a wide range of amenities including Primary and Secondary Schools both close by. There are excellent recreational facilities including a Swimming Pool, Squash Club, Bowling Club and numerous Business Sports Clubs. The area is served by excellent bus and rail links into the city which is a distance of approximately 6 miles. The industrial estates of both Dyce and Bridge of Don are also close at hand. Within a ten minute walk of the property is the River Don which offers beautiful riverside walks and views.

ENTRANCE VESTIBULE & INNER HALL

Accessed to the side of the property, there is a low level meter cupboard and matwell. Ceiling light fitting. Georgian style door to Inner Hall. The welcoming Inner Hall is neutrally decorated and has carpeted stairs leading to the upper floor. Ceiling light fitting, smoke alarm, and central heating radiator.

LOUNGE 16' 7" X 13' 6" (5.05M X 4.11M)

Light and airy Lounge to the front of the property, with bay window allowing natural light to flood into the room. Ceiling light fitting, central heating radiator, and television points. Glazed double doors lead to the Kitchen/Dining Room. Smoke alarm.

KITCHEN/DINING ROOM 21' 3" X 11' 4" (6.48M X 3.45M)

Spacious and inviting Kitchen/Dining Room with windows to both front and side ensuring the room is bathed in natural light. The Kitchen is fitted with a quality range of wall and base units with complementing splashback, complementing work surfaces with breakfast bar area. There is an inset sink and drainer and the integrated appliances include fridge, double oven, gas hob with extractor hood over, and dishwasher. There is ample space for large table and chairs in the Dining area. Inset downlighters and two central heating radiators. Georgian style glazed door to the rear provides access to the Inner Hall. Carbon monoxode and heat sensors.

UTILITY ROOM 7' 5" X 5' 3" (2.26M X 1.60M)

Good sized Utility Room with part glazed door to side providing access to the fully enclosed garden. Fitted with base units, with inset sink and drainer. The washing machine is to remain. Ceiling light fitting, central heating radiator, and extractor fan. Carbon monoxide sensor.

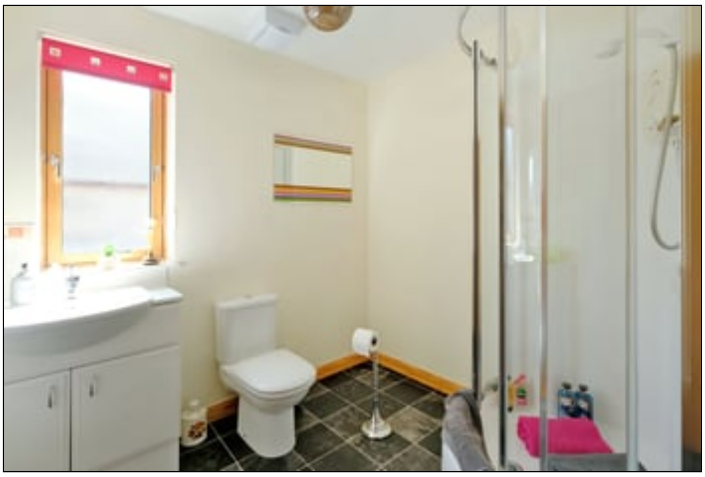
SITTING ROOM/BEDROOM 5 10' 7" X 10' 3" (3.23M X 3.12M)

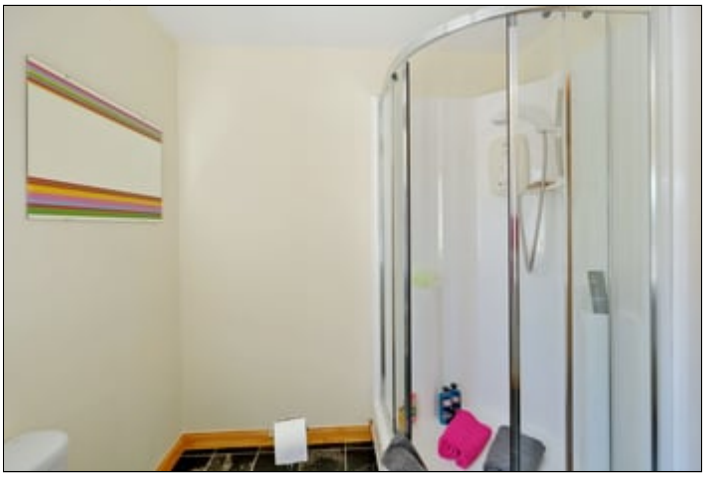
Currently used as a Sitting Room, this versatile room could easily be utilised as a fifth Bedroom. Sliding glazed patio doors provide access to the gardens and allow super views to the north. Deep built-in double wardrobe allowing hanging and shelf storage. Ceiling light fitting, central heating radiator, telephone and television points.

BEDROOM 4 10' 6" X 9' 9" (3.20M X 2.97M)

Double Bedroom, again benefiting from double built-in deep wardrobe allowing excellent hanging and shelf storage, with window to the rear. Ceiling light fitting, central heating radiator, telephone and television points.

SHOWER ROOM 7' 7" X 6' 8" (2.31M X 2.03M)





Attractive Shower Room fitted with a three piece suite comprising wash hand basin in vanity unit, toilet pedestal and corner shower unit. Window to side. Chrome ladder style radiator. Shaver point, ceiling light fitting and extractor fan.

UPPER FLOOR

Carpeted stairs lead from the Inner Hall to the upper landing which does have space for a desk if desired. Velux window providing natural light. Ceiling light fitting, central heating radiator, and smoke alarm. Large cupboard allowing excellent hanging and shelf storage.

BEDROOM 1 13' 8" X 13' 1" (4.17M X 3.99M)

Generous Master Bedroom positioned to the front of the property and benefiting from twin double wardrobes allowing excellent hanging and shelf storage, with extra depth. Ceiling light fitting, central heating radiator, telephone and television points. Door to En-Suite Shower Room.

EN-SUITE 6' 9" X 6' 4" (2.06M X 1.93M)

Fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and corner shower cabinet. Shaver point. Ceiling light fitting and chrome ladder style radiator. Velux window to side.

BEDROOM 2 13' 1" X 10' 3" (3.99M X 3.12M)

Second generous Double Bedroom with fantastic views across the open country side to the rear, and again benefiting from twin deep double wardrobes with hanging and shelf storage. Television and telephone points. Central heating radiator and ceiling light fitting.

BEDROOM 3/STUDY 6' 5" X 5' 9" (1.96M X 1.75M)

Ideal as a Nursery or Study, with velux window to side providing natural light. Ceiling light fitting, central heating radiator, and telephone point.

EXTERNAL

The garden to the front of the property is laid with gravel chips with lovely interspersed mature shrubs and plants providing a riot of colour in the summer months. A driveway allows off-street parking for up to four cars and leads to the SINGLE GARAGE. The fully enclosed rear garden is designed for ease of maintenance with neat well maintained lawn, and large slabbed patio area. The storage shed to the rear of the garage is to remain.

GARAGE 20' 5" X 10' 10" (6.22M X 3.30M)

The large Single Garage has an up and over door to the front and pedestrian access to the side. The Loft space is fully floored with light, and there is ample room for a modern family car.

EXTRAS

All carpets, curtains, and blinds are included in the sale, together with the integrated appliances in the Kitchen; the washing machine in the Utility Room; the usual fixtures and fittings in the Shower Room and En-Suite; and the shed in the garden. Please note some of the existing light fittings are being removed by the Sellers.

COUNCIL TAX BAND - F

EPC BANDING - C

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