



## 14 Woodend Place, Aberdeen AB15 6AL

Offers over £375,000

THREE/FOUR BEDROOM, THREE PUBLIC ROOM DETACHED FAMILY HOME WITH  
GARAGE AND BEAUTIFUL GARDENS

Stronachs



# 14 Woodend Place, Aberdeen AB15 6AL

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this DETACHED FOUR BEDROOM/THREE PUBLIC ROOM FAMILY HOME, which has been thoughtfully extended to the rear but still retains a well maintained and sizeable private garden, as well as off-street parking and Garage. Benefiting from oil central heating and double glazing, and retaining immense character, with the original internal doors and features, the accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall; formal Lounge with box bay to front; Sitting Room with box bay to front; Family Bathroom; Bedroom 1; Rear Hall with excellent storage; Kitchen/Dining Room on open plan; and Utility Room. Two spacious Double Bedrooms, one Single Bedroom and Bathroom complete the accommodation on the upper floor. The Garage has up and over doors to both the front and rear providing access direct to the garden. It is believed that, subject to obtaining any necessary Permissions, it may be possible to create a most generous open plan Living/Dining/Kitchen area from the existing rear extension.

Woodend Place is a sought after residential street to in the West End of the city, close to the city centre for both north and south, it has excellent commuter links and is conveniently placed for Woodend Hospital. Schooling can be found at Hazlehead Primary and Hazlehead Academy with a number of private schools close by. It is just a short distance to the beautifully wooded Hazlehead Park which is set in 180 hectares, contains two golf courses, children's play area and is a popular choice with sports enthusiasts and walkers.

## ENTRANCE VESTIBULE & INNER HALL



Accessed via original wooden door, with fanlight over. Dado and picture rails, matwell, and cupboard housing utility meters. Ceiling light fitting. Part glazed door leads to the Inner Hall, with carpeted staircase to the upper floor. Inset downlighters, central heating radiator, dado rail and telephone point.

## LOUNGE 16' 0" X 13' 6" (4.88M X 4.11M)



Formal Lounge situated to the front of the property, with box bay window. Fireplace on marble hearth, with recesses flanking either side of the chimney breast. Ceiling and wall lights, central heating radiator.

### SITTING ROOM 16' 0" X 12' 3" (4.88M X 3.73M)



Again situated to the front of the property, with box bay window. Coal effect fire on marble hearth. Ceiling and wall lights within recesses flanking the chimney breast. Central heating radiator and television point.

### BEDROOM 1 12' 0" X 10' 3" (3.66M X 3.12M)



Large Double Bedroom with window overlooking the rear garden, and benefiting from wall to wall built-in wardrobes allowing abundant hanging and shelf storage, some with mirrored doors. Ceiling light fitting and central heating radiator.

### BATHROOM 8' 3" X 4' 9" (2.51M X 1.45M)



Fully tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath. Window to side allowing natural light. Eyeball ceiling spotlights, extractor fan, shaver point and central heating radiator.

## REAR HALL

Providing access to the rear extension, the rear hall has two large stores, one of which is shelved. Ceiling light fitting and smoke alarm. There is an additional hall which has an additional store off, and part glazed door providing access to the rear garden.

## UTILITY ROOM 11' 8" X 6' 3" (3.56M X 1.91M)



Fitted with a range of wall and base units, windows to both the side and rear flood the room with natural light. Inset sink and drainer. Washing machine, freezer, and central heating boiler. Ceiling striplight and central heating radiator.

## KITCHEN/DINING ROOM 24' 5" X 12' 3" (7.44M X 3.73M)



Forming part of the extension, the Dining area has sliding patio doors to the rear which lead to the private rear garden, and provide excellent natural light, with additional light from the window to side in the Kitchen area. The Kitchen is fitted with a range of wall and base units with complementing work surfaces and splashback. There is an integrated double oven, hob and extractor hood. Inset sink and drainer below window to side. Inset downlighters over the Kitchen, and ceiling light over the Dining area. Two central heating radiators and telephone point.

## UPPER FLOOR



Carpeted stairs lead from the Inner Hall to the upper floor accommodation, with a window to the rear providing natural light. Ceiling light fitting and central heating radiator. Hatch to Loft space.

## FAMILY BATHROOM 7' 8" X 5' 5" (2.34M X 1.65M)



Fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal, and bath with shower over. Window to rear allowing natural light. Inset downlighters and chrome ladder style radiator. Large store cupboard with further eaves access.



**BEDROOM 2 11' 9" X 11' 8" (3.58M X 3.56M)**



Large Double Bedroom with window to front, with a variety of fitted bedroom furniture including dressing table and wall to wall wardrobes allowing excellent hanging and shelf storage. Ceiling light fitting, central heating radiator and telephone point.

**BEDROOM 3 11' 9" X 11' 8" (3.58M X 3.56M)**



Again situated to the front, with wall to wall wardrobes providing hanging and shelf storage. Ceiling light fitting and central heating radiator.

**BEDROOM 4 8' 7" X 7' 5" (2.62M X 2.26M)**



Overlooking the garden to the rear, with eaves storage cupboard. Ceiling light fitting and central heating radiator.

## **GARAGE 17' 5" X 8' 6" (5.31M X 2.59M)**

The Garage has an up and over door to the front, and also to the rear, enabling direct access from the front to rear garden. There is power and light, and an outside water tap.

## **EXTERNAL**



The garden to the front of the property is laid to locbloc for ease of maintenance, allowing off street parking and access to the Garage. There is a low hedge border to one side. The fully enclosed rear garden has two sizeable patio areas from which to enjoy the warmer weather, with a large central well maintained lawn, and mature plants, trees and shrubs ensuring the garden enjoys a great deal of peace and privacy. Raised oil tank. The garden shed 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 Bathrooms, the white goods in the Utility Room and Kitchen, and the garden shed.

**COUNCIL TAX BAND - G**

**EPC BANDING - F**





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