



56 Kaimhill Circle, Garthdee, Aberdeen AB10 7JH

Offers over £175,000

THREE BEDROOM SEMI DETACHED DWELLINGHOUSE WITH GARAGE AND OFF STREET
PARKING

Stronachs

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Offers over £175,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SEMI DETACHED THREE BEDROOM FAMILY HOME in the ever popular area of Garthdee. This property has been thoughtfully extended and benefits from underfloor heating on ground and first floors, full double glazing, garage and off-street parking for up to four vehicles.

Situated in a quiet residential street, the accommodation comprises: Entrance Porch; Kitchen/Dining Room on open plan with Lounge; Utility Room; WC, integral Garage on the ground floor. The Master Bedroom with En-suite, Double Bedroom, Single Bedroom/Study and Family Bathroom are on the upper floor; with two attic rooms on the top floor. The property does require some small finishing touches but someone with a keen interest in DIY would be able to do these jobs.

The garden to the front is laid to locbloc for off-street parking, and there is an extensive slabbed patio area to the rear as well as raised beds. A work shop with power and light enjoys an elevated position at the back of the garden. This is a super opportunity to purchase a substantial family home at an excellent price.

The property is in an ideal location for students at Robert Gordon University which is within walking distance or for someone working in the commercial estates on the south side of the City. There is a wide range of shopping facilities available at the Bridge of Dee, including Asda, Sainsburys, B & Q, Boots and Currys/PC World, as well as a dry ski slope and activity centre. There are lovely walks along the banks of the River Dee and also the walkway/cycle way which is the Deeside Way (the line of the former Aberdeen to Ballater railway). Public transport is available on Garthdee Road into the City Centre. There is also easy access to the Aberdeenshire countryside and Royal Deeside to the West, and main ring road through Aberdeen.

ENTRANCE PORCH

Accessed via upvc door to side, with window to front. Ceiling light fitting and laminate flooring. Part glazed door leads to the Kitchen/Dining Room/Lounge.

KITCHEN/DINING ROOM 20' 8" X 19' 2" (6.30M X 5.84M)



Generous Kitchen, fitted with a modern range of high gloss wall and base units allowing fantastic storage, with complementing work surfaces and splashback. There is a generous central island with dining table off. A window to the front bathes the room in natural light, with sink and drainer below. The integrated appliances include dishwasher, double oven, halogen hob and hood over. The American style fridge/freezer is to remain. There is a deep wardrobe with gloss sliding doors allowing excellent storage. Laid with wooden flooring, this room benefits from underfloor heating and inset downlighters.

LOUNGE 18' 2" X 11' 4" (5.54M X 3.45M)



On open plan with the Kitchen/Dining Room, the rear wall consists of bifold glazed doors which allows natural light to flood the room, combined with additional window to side. Again benefiting from underfloor heating with wooden flooring. Inset downlighters and ceiling light fitting. Television point. Oak staircase to upper floors.

CLOAKROOM 7' 2" X 4' 11" (2.18M X 1.50M)



Accessed from the Lounge, there is a window to the rear. Fitted with a two piece suite comprising wash hand basin in vanity and toilet pedestal. Ceiling light fitting. Extractor fan. Large understairs storage cupboard. Underfloor heating.

UTILITY ROOM 8' 5" X 8' 3" (2.57M X 2.51M)



Accessed from the Kitchen/Dining Room/Lounge, this is a good-sized room fitted with a modern range of wall with inset sink and drainer. Wall mounted boiler. Part glazed door with window to side provides access to the rear garden. Washing machine (to remain). Underfloor heating. Door to Integral Garage.

INTEGRAL GARAGE 16' 9" X 11' 2" (5.11M X 3.40M)

With remotely operated up and over door to the front, and integral access from the Utility Room to the rear, the Garage has power and light and houses the heating system. Tumble dryer is to remain. Ceiling light fitting and water supply.

UPPER FLOOR



Wooden stairs lead from to the upper floor landing, again laid with quality wood and with a window to the rear allowing natural light. Ceiling light fitting, telephone point and smoke alarm. Understairs storage cupboard and underfloor heating. Further stairs lead to the attic floor.

BEDROOM 1 17' 1" X 10' 5" (5.21M X 3.17M)



Master Bedroom with window to the front and extensive space for free-standing furniture. Fitted hanging and shelf storage, and fitted drawer unit. Wooden flooring and underfloor heating. Wall lights, television and telephone points. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM 8' 4" X 7' 5" (2.54M X 2.26M)



Partially tiled and partially aqua panelled, the En-Suite is fitted with a quality four piece suite comprising wash hand basin, bidet and toilet pedestal in vanity, and corner shower cabinet. Velux window to rear, underfloor heating, chrome ladder style radiator and inset downlighters.

BEDROOM 2 11' 6" X 10' 6" (3.51M X 3.20M)



Double Bedroom situated to the front of the property, with underfloor heating, wooden flooring, ceiling light fitting and television point. Fitted drawer unit to remain.

BEDROOM 3/STUDY 11' 6" X 8' 0" (3.51M X 2.44M)



Single Bedroom, latterly used as a Study but equally suitable as a nursery. Window to front allowing natural light. Wooden flooring, ceiling light fitting, underfloor heating.

FAMILY BATHROOM 11' 5" X 7' 5" (3.48M X 2.26M)



Fully tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal, and bath with shower over. Window to rear, inset downlighters, two chrome ladder style radiators and underfloor heating.

ATTIC FLOOR (NOT CLASSED AS HABITABLE ACCOMMODATION)

Accessed via wooden stairs from the upper floor, a velux window provides natural light and there is a useful storage recess. Ceiling light fitting.

ATTIC SPACE 1 15' 2" X 10' 0" (4.62M X 3.05M)



Large room with velux to rear and access to the eaves. Two wall lights, laminate flooring and central heating radiator. This space is not classed as living accommodation.

ATTIC SPACE 2 11' 6" X 11' 6" (3.51M X 3.51M)



Again with velux to rear, laminate flooring, ceiling light fitting, central heating radiator, and smoke alarm. This space is not classed as living accommodation.

EXTERNAL



The garden to the front has been laid to locblock and allows off-street parking for a number of cars. The garden to the rear has a large slabbed area immediately to the rear and to either side of the extension to enjoy the sunshine at all times of the day. Steps lead to a raised bed and gravel section, with access to WORKSHOP. External power source.

WORKSHOP 14' 0" X 7' 2" (4.27M X 2.18M)



Generous workshop located to the rear of the garden, benefiting from power and light and with fitted workbench. Wall mounted heater.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Utility Room, Shower Room, En-Suite and WC.

ADDENDUM

Please refer to the comments in the Home Report regarding alterations. This property is unlikely to be suitable for mortgage purposes.

COUNCIL TAX BAND - C

EPC BANDING - D



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