



## 51 Seafield Road, Aberdeen AB15 7YU

Offers over £420,000

FOUR BEDROOM SEMI DETACHED FAMILY HOME, EXTENDED TO THE REAR WITH EXCELLENT PARKING AND WITHIN WALKING DISTANCE OF AIRYHALL PRIMARY SCHOOL

Stronachs



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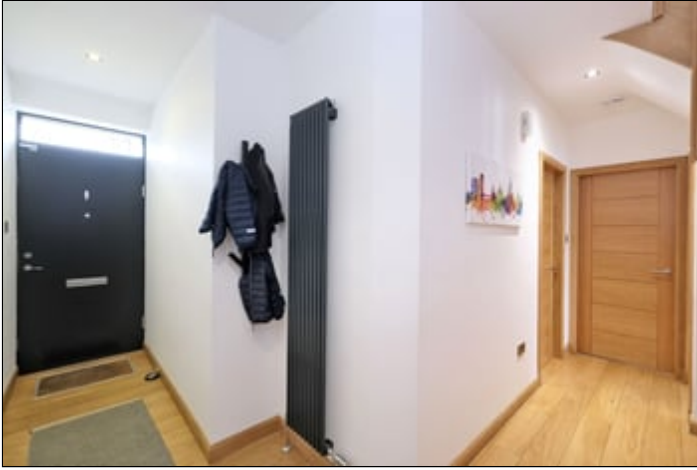
Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this WELL PRESENTED FOUR BEDROOM SEMI DETACHED DWELLINGHOUSE, located in a popular residential area within walking distance of Airyhall Primary School. Thoughtfully extended to the rear, this much loved home has parking to the front for up to 4 vehicles, as well as a fully enclosed rear garden. Benefitting from gas central heating and underfloor heating to some areas, and full double glazing, the accommodation comprises, on the ground floor: welcoming Entrance Hall; stunning light and airy Lounge/Dining/Sitting Room and Kitchen on open plan; Utility Room; Office; two Double Bedrooms; and Bathroom. The Master Bedroom with En-Suite and Dressing Room; second Double Bedroom; and Dressing Room/Study complete the accommodation on the upper floor.

Seafield Road lies to the west of Aberdeen City centre and a great number of shops are within walking distance on Seafield Road itself including a café and the Palm Court Hotel. The shops at Mannofield are also in close proximity and regular public transport to many parts of the city is readily available. Reputable nursery, primary and secondary schools are in the area and the subjects enjoy easy access to Anderson Drive, therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport. Hazlehead Park with its woodland walks, children's playpark and golf courses along with café is close by.



## ENTRANCE HALL



Accessed via composite door with fanlight above to the front, the welcoming Entrance Hall is laid with quality flooring. Matwell. Oak stairs lead to the upper floor accommodation. Vertical central heating radiator and inset downlighters. Understairs cupboard houses media controls.

## BEDROOM 4 9' 2" X 9' 2" (2.79M X 2.79M)



Double Bedroom with window to front. Ceiling light fitting and central heating radiator.

## BEDROOM 3 14' 8" X 9' 2" (4.47M X 2.79M)



Double Bedroom with bay window to front, and benefiting from double built-in wardrobe allowing hanging and shelf storage, with sliding doors. Ceiling light fitting, central heating radiator and television point.

## OPEN PLAN SPACE



## LOUNGE/DINING/SITTING ROOM/KITCHEN 28' 0" X 28' 0" (8.53M X 8.53M)



This generous open plan space has been created by adding a sizeable extension to the rear, with the clever use of windows and velux roof windows ensuring the whole area is bathed in natural light. Laid with quality wooden flooring throughout, there is ample room for large Dining table and chairs in the dining area. Recesses flank either side of the chimney breast and there is a vertical radiator as well as underfloor heating to the extension area. The Lounge/Sitting Room areas have the benefit of velux windows above and a bank of floor to ceiling windows and glazed doors to the rear, which provide direct access to the garden. Inset downlighters with dimmer control and television point.

## KITCHEN



The Kitchen is on open plan with the Lounge/Sitting/Dining Room and is fitted with an attractive range of gloss wall and base units with complementing work surfaces and splashback. The integrated appliances include oven, microwave, extractor hood, induction hob, dishwasher and fridge. An additional ceiling velux provides further natural light over the kitchen area. Partial underfloor heating. Inset sink and drainer with waste disposal unit. Door to Utility Room.



## UTILITY ROOM 11' 0" X 9' 0" (3.35M X 2.74M)



Generous Utility Room, fitted with a range of wall and base units as the Kitchen, with complementing work surfaces and underfloor heating. Space for American style fridge/freezer, washing machine and tumble drier. Extractor fan. Door to Integral Garage. Additional door to Office. Electric velux window.



## HOME OFFICE 17' 0" X 6' 3" (5.18M X 1.91M)



Currently used as a Home Office, this versatile room could also be a playroom or home gym if preferred, with electric velux ceiling window and glazed door leading to the garden. Inset downlighters, electric underfloor heating and telephone point.

## BATHROOM 11' 0" X 5' 9" (3.35M X 1.75M)



The modern Bathroom is fully tiled and fitted with a modern four piece suite comprising wash hand basin in vanity, toilet pedestal, bath, and large walk-in shower. Inset downlighters and chrome ladder style radiator, extractor fan and underfloor heating.

## UPPER FLOOR



Oak stairs lead to the upper floor accommodation. A velux window to front allows natural light. Ceiling light fitting, smoke alarm and central heating radiator.

### DRESSING ROOM/STUDY 7' 2" X 7' 0" (2.18M X 2.13M)



Presently used as a Dressing Room, this room would lend itself well for use as a Study. A window to rear provides natural light and there are currently a range of shelving and hanging storage options. Ceiling light fitting.

### BEDROOM 1 13' 3" X 11' 7" (4.04M X 3.53M)



Master Bedroom, with window to the front overlooking Seafeld Road. Ample room for a range of free standing furniture, with inset downlighters with dimmer control, television point and central heating radiator. Walk in wardrobe with shelving and light. Door to En-Suite.



### EN-SUITE SHOWER ROOM 8' 0" X 5' 8" (2.44M X 1.73M)



Benefiting from underfloor heating, the En-Suite is fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal, and corner shower cabinet. Chrome ladder style radiator. Inset downlighters, shaver point, and extractor fan.

### BEDROOM 2 16' 0" X 11' 8" (4.88M X 3.56M)

Second Double Bedroom, with window to front and additional velux to rear allowing the flow of natural light. Inset downlighters and central heating radiator. Eaves cupboard.

### GARAGE 21' 8" X 9' 7" (6.60M X 2.92M)

With remotely operated up and over door to front, and integral access to the rear, the Garage benefits from both power and light and houses the central heating boiler.

### EXTERNAL



There is parking for up to four vehicles to the front of the property within the garden area which has been tarred. To the rear, the fully enclosed rear garden enjoys a great deal of privacy, with a large printed concrete patio area, centre lawn, and a mix of shrubs and planting. The garden shed is to remain. Power socket and water tap.

## **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 Bathroom and En-Suite Shower Room. The garden shed is to remain.

**COUNCIL TAX BAND - E**

**EPC BANDING - D**







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28 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 626100  
Fax: 01224 845900

Email:  
[info.property@stronachs.com](mailto:info.property@stronachs.com)  
Web: [www.stronachs.com](http://www.stronachs.com)

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