



35 Craigiebuckler Avenue, Aberdeen AB15 8SE

Offers over £320,000

SPACIOUS LIGHT AND AIRY THREE BEDROOM SEMI DETACHED WITH GENEROUS EXTENSION TO THE REAR PROVIDING EXCELLENT LIVING SPACE, WITH GARDEN, GARAGE AND OFF STREET PARKING

Stronachs

35 Craigiebuckler Avenue, Aberdeen AB15 8SE

Offers over £320,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this lovely THREE BEDROM SEMI DETACHED HOME which has been thoughtfully extended to the rear and provides fabulous light and airy accommodation on two levels. Benefiting from gas central heating and double glazing, this much loved property is well presented throughout and each room makes maximum use of the light available. The accommodation comprises, on the ground floor: welcoming Entrance Hall; formal Lounge with box bay to front; Sitting Room to rear on semi open plan with the Sunroom/Dining/Kitchen; Cloakroom and Garage. Three Bedrooms and Bathroom complete the accommodation on the upper floor. There is off-street parking to the front, leading to Garage. The garden to the rear is fully enclosed and offers a great deal of privacy and safety for families and children.

The property is located within a much sought-after and established residential area of Craigiebuckler lying to the West End of the City, within walking distance of Hazlehead Park and Johnston Gardens. Nearby there are a selection of excellent local amenities, including shops serving everyday needs, a library, community facilities, leisure activities, medical and dental centres, and reputable primary and secondary schools. There is also a regular public transport service to and from the City Centre and excellent road links ensuring ease of access to the oil related offices at Hill of Rubislaw, Altens and Bridge of Don, as well as the hospital, universities, and most other parts of the City.

ENTRANCE HALL



Accessed via upvc door to front with internal glazed panels. Quality laminate flooring and carpeted stairs to the upper floor. Two ceiling light fittings, security alarm panel, and central heating radiator.

LOUNGE 13' 6" X 12' 5" (4.11M X 3.78M)



This relaxing Lounge has a large box bay to the front ensuring the flow of natural light. Accessed via Georgian style glazed door from the Hall, there is a fireplace in leaded surround with shelved recesses flanking either side of the chimney breast. Ceiling light fitting and central heating radiator.

SITTING/DINING ROOM 19' 3" X 13' 6" (5.87M X 4.11M)



On semi-open plan with both the Sunroom/Dining Room and Kitchen, this inviting space is tastefully decorated with quality flooring, accessed via Georgian style glazed door from the Hall. A feature of this room is the fireplace with tiled inset and wooden surround with shelved recesses flanking either side of the chimney breast. Two ceiling light fittings and two central heating radiators. Television point.

SUNROOM/DINING ROOM 28' 0" X 11' 6" (8.53M X 3.51M)



A fabulous and thoughtful addition, this light and airy extension spans the width of the home, with wall to wall floor to ceiling windows and glazed doors, combined with the large velux windows, bathing this area and the Sitting room in natural light. Quality flooring, inset downlighters, television point and central heating radiator.

KITCHEN 22' 5" X 7' 3" (6.83M X 2.21M)



On open plan with the Sunroom/Dining Room, with access direct to the Sitting Room, this lovely Kitchen is fitted with a modern range of Howden wall and base units with complementing work surfaces and splashback, and handy breakfast bar with solid wooden top and storage below. Inset sink and drainer with mixer tap. Range style oven and fridge/freezer. Inset downlighters and door to Integral Garage.

CLOAKROOM



Fitted with a two piece suite comprising wash hand basin and toilet pedestal. Ceiling light fitting and ladder style chrome radiator.

UPPER FLOOR

Carpeted staircase from the Hall leads to the upper floor landing. Ceiling light fitting and hatch to Loft space.

BEDROOM 1 13' 2" X 11' 0" (4.01M X 3.35M)



Generous Master Bedroom with picture window to front and ample space for a range of free-standing furniture. Ceiling light fitting, central heating radiator, television and telephone points.

BEDROOM 2 12' 5" X 10' 3" (3.78M X 3.12M)



Second Bedroom overlooking the garden to the rear and benefiting from wall to wall fitted wardrobes offering excellent hanging and shelf storage, with mirrored sliding doors. Airing cupboard. Ceiling light fitting and central heating radiator.

BEDROOM 3



With dual aspect windows to both front and side, ceiling light fitting and central heating radiator.

BATHROOM 8' 8" X 6' 7" (2.64M X 2.01M)



Fitted with a modern four piece suite comprising wash hand basin in vanity, toilet pedestal, bath and separate combi shower cubicle. Window to rear, inset downlighters and ladder style radiator.

GARAGE 17' 2" X 8' 7" (5.23M X 2.62M)

With integral access from the Kitchen and up and over door to the front, the Garage has both power and light.

EXTERNAL



There is locbloc to the front of the property allowing off-street parking and leading to the Single Garage. There is also an area of mature plants and shrubs.

To the rear, the garden is fully enclosed and offers a high degree of privacy. There is a large slabbed patio area from which to enjoy the warmer weather, and lawn with mature planted borders.

EXTRAS

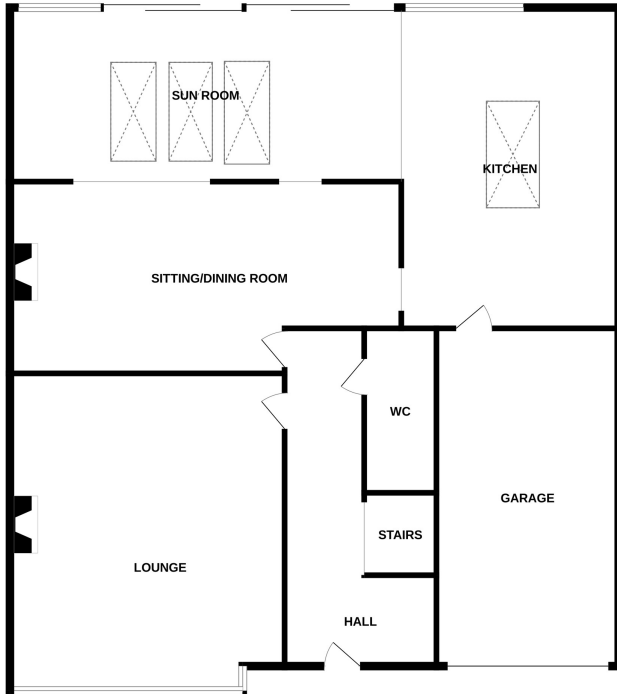


All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom.

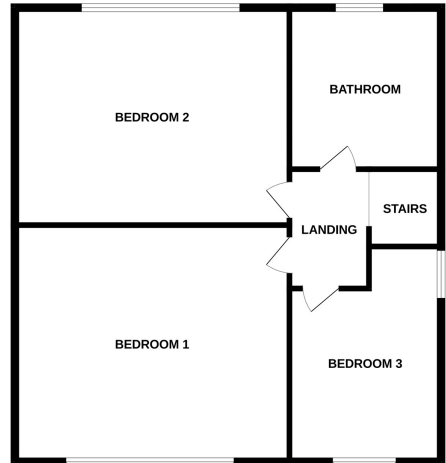
COUNCIL TAX BAND - F

EPC BANDING - C

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.
Made with Metropix 62024



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs