



158 Gardner Crescent, Kincorth, Aberdeen AB12 5TQ

Offers over £104,950

LOVELY ONE BEDROOM MID TERRACED BUNGALOW WITH EXCLUSIVE GARDEN TO
FRONT AND SHARED GARDEN TO REAR

Stronachs

158 Gardner Crescent, Kincorth, Aberdeen AB12 5TQ

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this ONE BEDROOM MID TERRACED CORNER BUNGALOW, which is in good order throughout, with exclusive garden to front designed for ease of maintenance, and shared garden to rear. Benefitting from gas central heating and double glazing, the accommodation comprises:

Entrance Vestibule; welcoming Inner Hall; spacious Lounge with picture window to front; sizeable Kitchen with space for dining to rear; Utility Room off; large Double Bedroom; and modern Shower Room. There is a floored Loft, and excellent storage throughout. This is a super home for someone looking to downsize or to move to a home which is all on one level.

Kincorth is an established residential area of the City boasting a wide variety of local amenities which include a primary school, nearby secondary school, and local shops serving everyday needs, leisure facilities, and regular public transport to and from the City Centre. The excellent retail facilities at Bridge of Dee which include Asda, and Sainsbury outlets are easily accessible, as are Robert Gordon's University Campus, David Lloyds private health club, and the oil related offices at Tullos, Altens and Badentoy. The bypass is also easily accessible from this area.

ENTRANCE VESTIBULE AND HALL



Accessed via door to front, there is a ceiling light fitting and meter cupboard. Glazed door to Inner Hall, which is laid with laminate and feels so spacious, with borrowed light reflected in the built-in wardrobes sliding mirror doors. There is excellent hanging and shelf storage within this wardrobe.

Eyeball ceiling spotlights, central heating radiator, and hatch to floored Loft space.

LOUNGE 12' 7" X 12' 6" (3.84M X 3.81M)



Lovely light and airy Lounge with picture window to front, and gas coal effect fire. Ceiling light fitting, central heating radiator, and television point.

KITCHEN 12' 8" X 7' 9" (3.86M X 2.36M)



The Kitchen is fitted with an attractive range of wall and base units with complementing work surfaces and splashback. The integrated appliances include oven, and gas hob with extractor hood over. There is space for fridge freezer and microwave. Inset sink and drainer with mixer tap. Window to side. Space for small dining table and chairs. Inset downlighters and central heating radiator.

UTILITY AREA 18' 9" X 4' 0" (5.71M X 1.22M)



A great addition to the home, this room has a window to the side and door to rear which allows access to the shared rear garden. There is space for washing machine and tumble drier, and this is a super area for drying clothes in the colder months.

SHOWER ROOM 6' 8" X 5' 4" (2.03M X 1.63M)



Recently upgraded, the Shower Room is fully tiled and fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity, and walk in shower cabinet. Window to rear. Inset downlighters, extractor fan, and central heating radiator.

BEDROOM 10' 7" X 10' 0" (3.23M X 3.05M)



Situated to the front of the property, this is a generous Double Bedroom, benefitting from double built-in wardrobe with hanging and shelf storage, and sliding mirrored doors. Ceiling light fitting, central heating radiator, telephone and television points.

EXTERNAL



There is a fully enclosed exclusive garden to the front of the property, laid with slate chips with some planting, but designed for ease of maintenance. To the rear, there is a shared drying green.

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 Shower Room.

COUNCIL TAX BAND - B

EPC BANDING - D



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