



20 Cairnfield Place, Aberdeen AB15 5NA

Offers over £200,000

FOUR BEDROOM/TWO PUBLIC ROOM END TERRACED DWELLINGHOUSE IN THE WEST END, IN NEED OF UPGRADING AND MODERNISATION THROUGHOUT.

Stronachs

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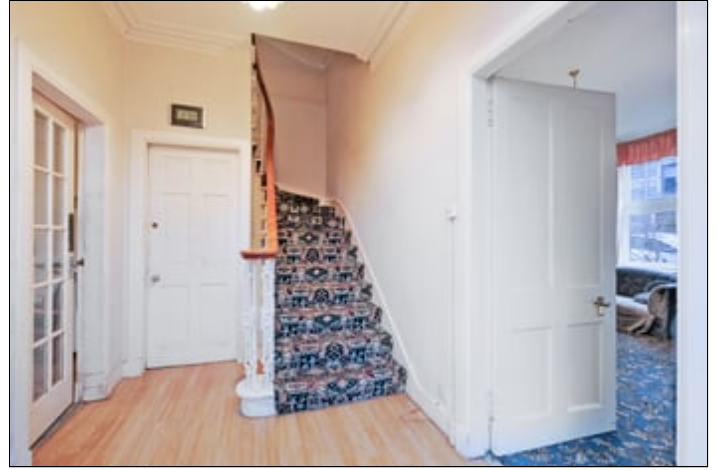
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this FOUR BEDROOM/TWO PUBLIC ROOM END TERRACED DWELLINGHOUSE. Located in the West End of the city, this property does require modernisation and upgrading throughout, but is the perfect project for someone looking to create their own forever home. Benefitting from gas central heating and double glazing, with off-street parking for two cars to the side of the property, the accommodation comprises: Entrance Hall; Lounge to front; Dining Room to rear; and Kitchen on the ground floor. There are two large Bedrooms on the first floor as well as Wetroom. Two further Bedrooms, Bathroom and Shower room complete the accommodation on the upper floor. There is a small area of garden ground to the front and further garden to the rear. This property has great potential to create a modern family home in a super location.

Cairnfield Place is a quiet, tree-lined street, located off Mid Stock Road, enjoying a prime West End location within easy walking distance of the University Medical School and a wide range of amenities in the bustling Rosemount area of the City, as well as the City Centre. These include a variety of artisan shops, cafes, wine bars, the picturesque open spaces at Westburn and Victoria parks, and also the hospital complexes at Cornhill and Foresterhill (Aberdeen Royal Infirmary). Public transport links are also readily available, as well as the property being in close proximity to Aberdeen's main arterial route which facilitates easy access to most other areas of the City and surrounding suburbs.

ENTRANCE HALL



Accessed by part glazed door to the side, with carpeted stairs leading to the upper floors. Corner low level cupboard housing the meters. Understair store with shelving and coat hooks. Matwell. Ceiling light fitting and central heating radiator.

LOUNGE 19' 1" X 16' 0" (5.82M X 4.88M)



Spacious Lounge with windows to the front allowing natural light. Coal fireplace. Ceiling light fitting and two central heating radiators.

DINING ROOM 14' 0" X 11' 5" (4.27M X 3.48M)



Large Dining Room with window overlooking the rear garden, accessed via Georgian style glazed door from the Hall. Cupboard housing central heating boiler. Ceiling light fitting and central heating radiator. Tiled fireplace (currently sealed) Door to Kitchen.

KITCHEN



Accessed from the Dining Room, two windows provide natural light. Fitted with a range of wooden wall and base units with complementing work surfaces. Ceiling light fitting. Space for washing machine and cooker. A Utility area to the rear of this room houses the fridge/freezer, with a door leading to the gardens.

FIRST FLOOR

Carpeted stairs lead from the Entrance Hall to the upper floor landing, with ceiling light fitting and smoke alarm.

BEDROOM 1 19' 0" X 12' 5" (5.79M X 3.78M)



Most generous Bedroom with twin windows to the front bathing the room in natural light. Two ceiling light fittings and central heating radiator. Fireplace (sealed) with wooden surround.

WETROOM 9' 0" X 5' 0" (2.74M X 1.52M)



Aqua panelled and fitted with wash hand basin and toilet pedestal, with shower area. Window to side allowing light. Inset downlighters and extractor fan. Chrome ladder style radiator.

BEDROOM 2 14' 6" X 11' 5" (4.42M X 3.48M)



Second Double Bedroom to the rear of the property, with ceiling light fitting, central heating radiator and television point.

UPPER FLOOR

Carpeted stairs lead from the first floor landing to the upper floor. Ceiling light fitting.

BEDROOM 3 14' 8" X 11' 5" (4.47M X 3.48M)



Double Bedroom with window to the rear of the property. Ceiling light fitting and central heating radiator.

BEDROOM 4 12' 4" X 9' 8" (3.76M X 2.95M)



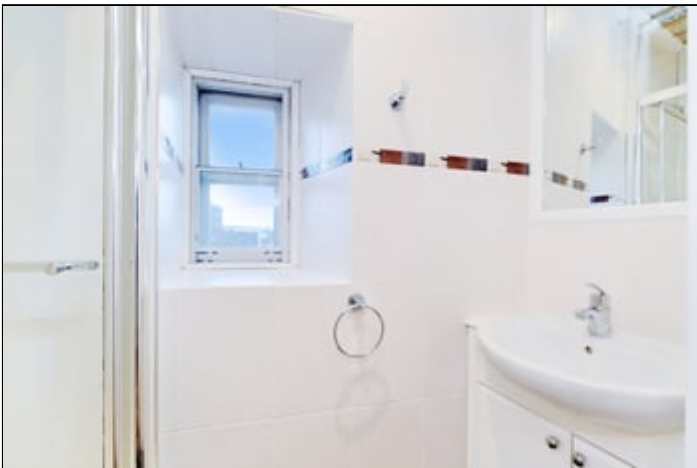
With window to front, ceiling light fitting and central heating radiator.

BATHROOM 12' 11" X 7' 8" (3.94M X 2.34M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath. Window to front, ceiling light fitting and central heating radiator.

SHOWER ROOM



Fully tiled and fitted with a white suite comprising wash hand basin, toilet pedestal and shower cabinet. Window to side. Inset downlighters.

EXTERNAL



There is an area of garden ground to the front of the property laid with gravel with mature shrubs. A driveway to the side of the property allows off-street parking for two cars. The rear garden is laid mainly to lawn, with a slabbed patio area. The three sheds are to remain.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale.

COUNCIL TAX BAND - F



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