



2 Auchinyell Gardens, Aberdeen AB10 7DS

Offers Over £110,000

TWO/THREE BEDROOM SEMI DETACHED HOME IN NEED OF SOME MODERNISATION, IN A FANTASTIC LARGE CORNER PLOT

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this TWO/THREE BEDROOM SEMI DETACHED DWELLINGHOUSE. Situated in a most generous corner plot, there are extensive gardens to the front, side, and rear of the property. Benefitting from gas central heating and full double glazing, the accommodation comprises: Entrance Hall; Bedroom 3/Dining Room to front; Lounge to rear; and Kitchen on the ground floor. Two Double Bedrooms and Bathroom complete the accommodation on the upper floor. Whilst is need of some modernisation, this property is ideal for a first family home and viewing is highly recommended.

Auchinyell Gardens is located in the established residential area of Garthdee, which has a good sense of community and boasts a wide range of local amenities. These include the nearby Asda and Sainsburys supermarkets and other retail outlets at the Bridge of Dee, a range of local shops serving everyday needs, leisure and community facilities, public transport, and Primary school. Aberdeen City Centre is within easy reach by car or bus and Robert Gordons University Garthdee Campus is within only a few minutes walking distance.

ENTRANCE HALLWAY



Accessed via wooden door with glazed panels to side. Ceiling light fitting and two central heating radiators. Low level meter cupboard and understairs storage cupboard. Telephone point. Carpeted stairs lead to the upper floor. Window over stairs allowing natural light.

DINING ROOM/BEDROOM 3 12' 9" X 12' 9" (3.89M X 3.89M)



Overlooking the garden to the front of the property, accessed by Georgian style glazes door from the Hall. Recesses flank either side of the chimney breast. Ceiling light fitting, central heating radiator and television point.

LOUNGE 15' 5" X 12' 1" (4.70M X 3.68M)



With picture window to the rear overlooking the garden, and accessed via Georgian style glazed door from the Hall. Ceiling light fitting and central heating radiator. Television point. Electric fire set in attractive marble surround, with recesses again flanking either side of the chimney breast.

KITCHEN 11'5 X 7'5 (3.48M X 2.26M)



Fitted with a range of wooden wall and base units with complementing work surfaces and splashback tiling. Integrated oven and halogen hob with extractor above. Space for fridge/ freezer and washing machine. Inset stainless steel sink and drainer with mixer tap below window to rear. Four point ceiling light fitting and additional eyeball spotlight, central heating radiator. Door leads to garden.

UPPER FLOOR



Carpeted stairs with wooden handrail lead to the upper floor. Window to bottom of the stairs allows natural light. Ceiling light fitting and smoke alarm on landing. Hatch to Loft space. Large storage cupboard.

BEDROOM 1 13'4 X 12'2 (4.06M X 3.71M)



Good-sized Double Bedroom to the rear of the property, with window overlooking the rear garden and allowing natural light. Two eaves cupboards allowing storage and additional shelved cupboard. Ceiling light fitting and central heating radiator. Telephone point.

BEDROOM 2 13'1 X 10' (3.99M X 3.05M)



Second Double Bedroom, situated to the front of the property with ample space for a range of free-standing furniture. Ceiling light fitting and central heating radiator.

BATHROOM 6' 5" X 6' 3" (1.96M X 1.91M)



Partially tiled and fitted with a coloured three piece suite comprising wash hand basin, toilet pedestal, and bath. Opaque window to side.. Ceiling light fitting and central heating radiator.

EXTERNAL



There is a coal cellar adjacent to the Kitchen which houses the central heating boiler and offers generous storage. The property occupies a generous corner plot with extensive gardens. For ease of maintenance the gardens to the front and side are laid to gravel, with a variety of mature shrubs throughout and densely planted borders. To the rear, there is a large exclusive area of garden ground which is planted with a wide variety of colourful plants and shrubs with hedgerow. There is also a shared drying green which is laid to lawn.

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 - B

EPC BANDING - D



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