



6 Broomhill Terrace, Aberdeen AB10 6JN

Offers over £175,000

WELL PRESENTED TWO BEDROOM SEMI DETACHED DWELLINGHOUSE WITH
EXTENSIVE GARDEN AND GARAGE

Stronachs

6 Broomhill Terrace, Aberdeen AB10 6JN

Offers over £175,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this much loved TWO BEDROOM FAMILY HOME. Well presented throughout, the property has the benefit of off-street parking and Single Garage, garden to front and extensive gardens to the rear, allowing scope for extension if required (on obtaining any necessary permissions).

Benefitting from gas central heating and full double glazing, the accommodation comprises, on the ground floor: Entrance Vestibule; Hall with stairs to upper floor; Lounge with bay window to front; super Dining Kitchen and Double Bedroom. The generous Master Bedroom and modern Bathroom are located on the upper floor. There is excellent storage throughout. The garden to the front is laid to lawn, with extensive split level garden to the rear. There is off-street parking in the shared driveway to the side of the property, leading to Single Garage.

Broomhill Terrace is a quiet street, within a popular residential development, located within a short walk of Holburn Street and the City Centre. The retail park at Bridge of Dee where there are Asda, Sainsbury, Boots and B&Q outlets is also within walking distance, as is Robert Gordon University's Garthdee Campus. Reputable primary and secondary schools are located within the area, and public transport is also available nearby. The Old Deeside Railway Line is on the doorstep, whilst Duthie Park and Winter Gardens is within easy reach, as are pleasant river walks along the banks of the River Dee.

ENTRANCE HALL



Accessed via part glazed door to side, with carpeted stairs leading to the upper floor accommodation. Central heating radiator and ceiling downlighter. A generous understairs cupboard allows fantastic storage and also houses the washing machine. Matwell.

LOUNGE 15' 2" X 11' 4" (4.62M X 3.45M)



Spacious light and airy Lounge with bay window to front, flooring the room with natural light. A focal point of this room is the woodburning stove on tiled hearth. Recesses flank either side of the chimney breast. Ceiling light fitting and two central heating radiators. Television point.

DINING KITCHEN 12' 7" X 10' 6" (3.84M X 3.20M)



Sizeable Dining Kitchen, fitted with a modern and classic range of wall and base units with complementing wooden work surfaces. Inset sink and drainer. The integrated appliances include fridge/freezer, oven, halogen hob and extractor over. Space for dining table and chairs. Ceiling light fitting over dining area and additional downlighters. Vertical modern radiator. Glazed patio doors allow access to the rear garden, with window to side.

BEDROOM 2 11' 1" X 7' 8" (3.38M X 2.34M)



Double Bedroom with window to the front allowing natural light. Decorated in neutral tones, with ceiling light fitting and central heating radiator.

UPPER FLOOR



Carpeted stairs lead to the upper floor accommodation. A window to the rear on the half landing bathes the stairs in natural light. Ceiling light fitting. There is a generous store cupboard on the upper landing.

MASTER BEDROOM 16' 9" X 12' 8" (5.11M X 3.86M)



Large Master Bedroom with window to the front allowing views and natural light. Again decorated in neutral tones, this room benefits from deep double wardrobe with two hanging rails, and additional shelved cupboard. Two ceiling light fittings and central heating radiator.

BATHROOM 8' 2" X 6' 5" (2.49M X 1.96M)



Lovely modern Bathroom, partially tiled with contemporary fixtures and fittings and fitted with a white three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Ceiling light fitting and addition wall lighting. LED mirror light, extractor fan and matt black ladder style radiator. Window to side allowing natural light.

EXTERNAL



The garden to the front of the property is laid to lawn. A shared driveway to the side of the property allows access to the Single Garage. The rear garden is fantastic, with a patio area immediately behind the house, and raised beds. On split level, steps lead to a further lawn with paved seating area, barbecue and wood store. Further steps lead up to two other lawns with barked areas to the very end. There is also an established vegetable garden. The garden allows super views across city and affords a great deal of privacy, with a variety of areas to sit and enjoy the warmer weather at all times of the day. There is also a bike shed to the rear of the patio. A gate leads to the Single Garage.

EXTERNAL CONTINUED



SINGLE GARAGE 17' 7" X 8' 9" (5.36M X 2.67M)



With a wooden door to front, and window to the side, the Garage is currently kitted out as a workshop, benefitting from both power and light, and, of added appeal, a wood burning stove.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Dining Kitchen and the usual fixtures and fittings in the Bathroom. The wood burning stove in the Garage may also be included if required.

COUNCIL TAX BAND - E

EPC BANDING -



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