



13 Craigiebuckler Avenue, Aberdeen AB15 8SH

Offers over £290,000

THREE BEDROOM SEMI DETACHED DWELLINGHOUSE WHICH HAS BEEN UPGRADED THROUGHOUT TO THE HIGHEST OF STANDARDS, WITH OFF STREET PARKING AND SINGLE GARAGE

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are truly delighted to bring this recently renovated and upgraded THREE BEDROOM SEMI DETACHED FAMILY HOME. We originally sold this property as a project and we always love to see what imagination and hard work can result in, and this super home doesn't disappoint. With new windows, external and internal doors, open plan light and airy spaces, new Kitchen, Bathroom and WC, this property is truly ready to move into and in excellent order. Benefitting from gas central heating and full double glazing, the accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall with carpeted stairs to upper floor; WC; Lounge/Dining Room on open plan with the new modern Kitchen; and super Sun Room to rear. Two Double Bedrooms; a Single Bedroom and new Bathroom complete the accommodation on the upper floor. Sleek new fittings have been installed throughout and great thought has gone into ensuring every room is bathed in natural light and the space has been maximised throughout. There is off street parking to the front with easily maintained garden area, fully enclosed south facing gardens to the rear, and Single Garage.

Located in Craigiebuckler just off Springfield Road, this property is ideally situated for those working at Aberdeen Royal Infirmary or looking for a short commute to the City Centre, Kingswells and Westhill Industrial Estates. The property is ideal for young families and is in the catchment for Hazelhead Primary and Hazelhead Secondary Schools. The property is also a short walk from Johnston Gardens and Hazelhead Park and Hazlehead Golf Course and local amenities.

ENTRANCE VESTIBULE & INNER HALL



Entered via new composite front door, the welcoming Vestibule has a low level meter cupboard and ceiling light fitting. A glazed door leads to the Inner Hall, with carpeted staircase to the upper floor. Both areas are laid with quality flooring and decorated in neutral tones, continued throughout the property. Ceiling light

fitting, central heating radiator and smoke alarm.

WC 6' 7" X 3' 4" (2.01M X 1.02M)



Fitted with a contemporary white suite comprising wash hand basin in vanity and toilet pedestal, with matt black fittings and matt black ladder style radiator. Inset downlighter.

LOUNGE/DINING ROOM 31' 2" X 12' 1" (9.50M X 3.68M)



Formerly two rooms, the current owners have moved and removed some internal walls to create an impressive light and airy open plan living/dining space, with quality flooring laid throughout and neutral light decor. A box bay window to the front floods the room with natural light, which is enhanced further by the borrowed light from the Sun Room to rear, thanks to the use of glazed double doors. Two central heating radiators, ceiling light fittings, telephone point and smoke alarm.

KITCHEN 10' 6" X 9' 6" (3.20M X 2.90M)



On semi open plan with the Lounge/Dining Room, the Kitchen has been fitted with a quality range of modern base and wall units, with complementing work surfaces and splashback. The brand new integrated appliances include fridge/freezer, oven, induction hob with modern extractor over, washing machine and dishwasher. An inset sink and drainer site below the window to side which provides even more natural light. Inset downlighters.

SUN ROOM 17' 1" X 7' 6" (5.21M X 2.29M)



A super addition to this lovely home, the inviting Sun Room has again had new windows and doors installed, accessed via glazed double doors from the Lounge/Dining Room, with sliding glazed doors to the rear garden as well as a glazed side door with steps leading to the garden and Garage. Wall light and central heating radiator.

UPPER FLOOR

Carpeted stairs lead from the Inner Hall to the upper floor landing. A side window provides natural light over the staircase. Hatch to Loft space.

BEDROOM 1 13' 1" X 12' 10" (3.99M X 3.91M)



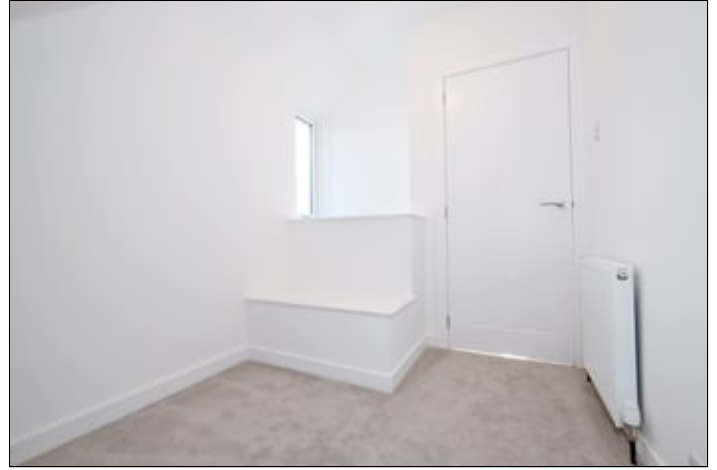
Very spacious Double Bedroom situated to the front of the property, laid with new carpeting and of course freshly decorated, with window to the front flooding the room with natural light. Ceiling light fitting, central heating radiator and television point.

BEDROOM 2 13' 1" X 12' 1" (3.99M X 3.68M)



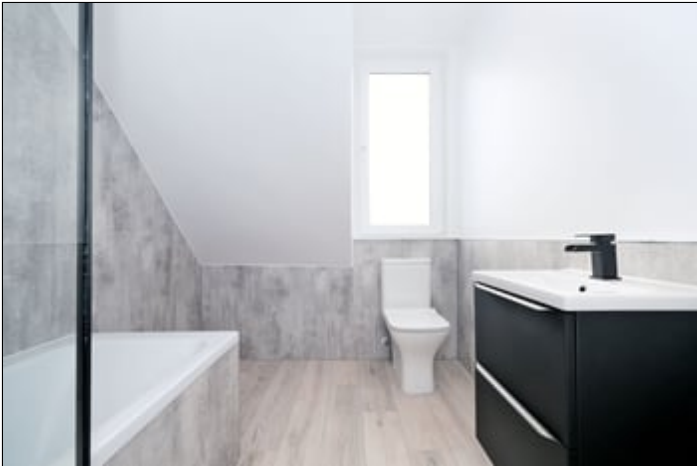
Almost a mirror image of Bedroom 1, with a rear aspect overlooking the fully enclosed rear garden. Ceiling light fitting, central heating radiator and television point.

BEDROOM 3 10' 6" X 6' 7" (3.20M X 2.01M)



Again decorated in neutral tones with new carpeting, and window to side. Ceiling light fitting, central heating radiator. This versatile room could also be used as a Study/Nursery, as preferred.

BATHROOM 9' 6" X 6' 7" (2.90M X 2.01M)



This stunning Bathroom has been fitted with a modern suite comprising bath with shower over, toilet pedestal and wash hand basin, Stylish matt black fittings have been used, with stylish aqua panelling to the walls. Ladder style radiator, downlighters and window to rear.

GARAGE 11' 10" X 8' 6" (3.61M X 2.59M)

The good-sized Garage has an up and over door to the front, and pedestrian access to the rear. Benefiting from power and light, the central heating boiler and gas meter are housed within.

EXTERNAL



The garden to the front of the property has been laid with gravel chips for ease of maintenance, with a driveway allowing off-street parking and leading to the Single Garage.

The fully enclosed south facing garden has been planted with a variety of mature plants and shrubs offering a riot of colour in the summer months. A centralised slabbed patio area is the ideal spot to enjoy the warmer weather.

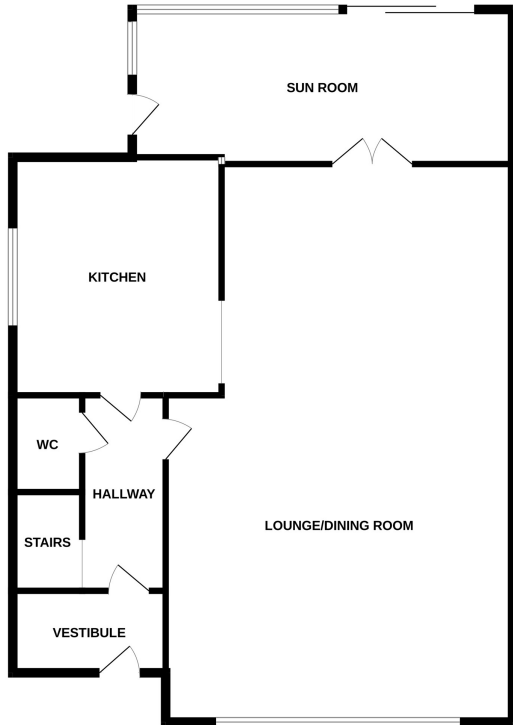
EXTRAS

This property is to be sold as seen including all brand new appliances in the Kitchen.

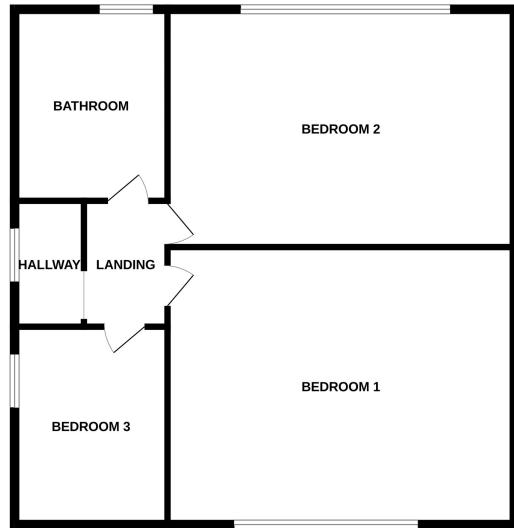
COUNCIL TAX BAND -

EPC BANDING -

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.
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