



37 Hammersmith Road, Aberdeen AB10 6NA

Offers over £375,000

LIGHT AND AIRY THREE BEDROOM, TWO PUBLIC ROOM EXTENDED FAMILY HOME,  
WITH DOUBLE GARAGE TO REAR

Stronachs



# 37 Hammersmith Road, Aberdeen AB10 6NA

Offers over £375,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this lovely light and airy SEMI DETACHED DWELLINGHOUSE, which has been thoughtfully extended to the rear and is located in a sought after West End location. Benefitting from a mix of gas central heating and underfloor heating, this is a super family home with easily maintained garden to front, fully enclosed and private garden to rear, and Double Garage with rear lane access. The accommodation comprises: Entrance Vestibule; Inner Hall; most generous Kitchen/Sitting Room with Dining Room off on open plan; Utility Room; two large Bedrooms; and Shower Room on the ground floor; with further large Double Bedroom and Bathroom on the upper floor. Neutrally decorated throughout with quality fixtures and fittings, this is a fantastic family home, currently within the catchment area for Broomhill Primary School and Harlaw Academy, and within easy access of a number of private schools including Albyn, St Margarets, and Robert Gordons. There are two separate telephone lines to the property which is ideal for those who work from home.

Hammersmith Road is a popular residential street in the West End, nestled between Great Western Road and Broomhill Road, with easy access to the main arterial routes to the north, south and west of the City. The area is well served by public transport, and there are a variety of local shops and services within walking distance.

## ENTRANCE VESTIBULE

Accessed via solid door to front. Laid with quality oak flooring, there is a part glazed door providing access to the Inner Hall.



## INNER HALL



Welcoming Entrance Hall, laid with quality oak flooring and with partial open tread oak stairs to the upper floor accommodation. Inset downlighters and two central heating radiators. Smoke alarm. Understairs storage.

## SHOWER ROOM 10' 8" X 7' 3" (3.25M X 2.21M)



Modern Shower Room, fitted with a three piece suite comprising large walk-in shower, wash hand basin in vanity, and toilet pedestal. Built in storage and wall mounted units with lighting. Inset downlighters. Fully tiled and benefiting from underfloor heating and chrome ladder style radiator. Shaver point and

extractor fan.

## DINING ROOM 12' 2" X 9' 0" (3.71M X 2.74M)



Generous Dining Room with sliding wooden doors from the Hall, on open plan with the Kitchen/Sitting Room extension. Laid with quality flooring and benefiting from wall mounted vertical central heating radiator. Inset downlighters.

## KITCHEN/SITTING ROOM 31' 5" X 15' 0" (9.58M X 4.57M)



Created from a superb extension to the rear of the property, the Kitchen/Sitting Room is on open plan, bathed in natural light from three skylights, and full height windows and glazed sliding doors to the rear. Benefiting from underfloor heating and laid with quality flooring, there is ample room for relaxing, entertaining and more formal dining in the adjacent open plan Dining Room, with dual access from here or by the part glazed door to the Hall. There is a wood burning stove, built in storage, telephone point and recess for wall mounted television in the Sitting Room area.

## KITCHEN CONTINUED



The Kitchen is fitted with a quality range of high gloss wall and base units, with brushed steel splashback, polished work surfaces and fitted large breakfast island. The integrated appliances include fridge/freezer, dishwasher, oven, microwave and 5 burner gas hob which is set within the island, with extractor system above. Stainless steel sink and drainer with mixer tap. Door to Utility Room.

## UTILITY ROOM 10' 6" X 5' 0" (3.20M X 1.52M)



Providing access to the side and front of the property, the Utility Room is also fitted with high gloss wall and base units, with inset sink and drainer. There is a washing machine in place, and space for tumble drier. Cupboard housing heating system. Underfloor heating, inset downlighters and extractor fan.



## BEDROOM 1 16' 0" X 12' 5" (4.88M X 3.78M)



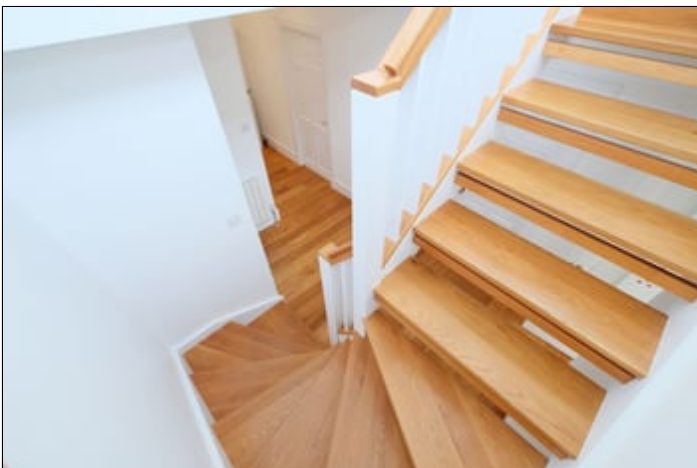
Light and airy Double Bedroom with box bay window to front, laid with quality flooring. Alcoves flank either side of the chimney breast. Inset downlighters and central heating radiator.

## BEDROOM 2 12' 2" X 9' 0" (3.71M X 2.74M)



Double Bedroom with window to front, with stripped wooden floorboards. Cupboard with shelving above in alcove. The gas fire currently in situ is capped and not in use. Ceiling light fitting, smoke alarm, central heating radiator and telephone point.

## UPPER FLOOR



Wooden open tread staircase leads to the upper floor, with a bank of windows to the rear providing natural light. Inset downlighters, central heating radiator and smoke alarm.

### BEDROOM 3 13' 3" X 12' 8" (4.04M X 3.86M)



Sizeable Double Bedroom with window to front which has fitted wood effect blinds. Neutrally decorated with wooden flooring. Hatch providing access to eaves. Inset downlighter and central heating radiator.

### BATHROOM 13' 3" X 12' 8" (4.04M X 3.86M)



Fully tiled and benefiting from underfloor heating, with additional chrome towel radiator, the bathroom is fitted with a four piece suite comprising bath with shower attachment, walk in shower, wash hand basin in vanity, and toilet pedestal. Velux window allowing ample natural light. Inset downlighter, shaver point and cupboard housing boiler.



## EXTERNAL



The garden to the front of the property is designed for ease of maintenance with pebbled beds, and pathway to front door. Gates shield the bin store and sheltered area before the Utility Room. The private garden to the rear is fully enclosed with raised decking from which to enjoy the warmer weather. There is a central lawn area, and mature shrubs and bedding plants. Pedestrian access can be gained to the rear lane. There are external power points.

### **DOUBLE GARAGE 19' 0" X 18' 3" (5.79M X 5.56M)**

There is a remotely operated roll door accessed from the rear lane to the modern Double Garage which has two ceiling striplights and water tap. Window to garden and pedestrian access from garden.

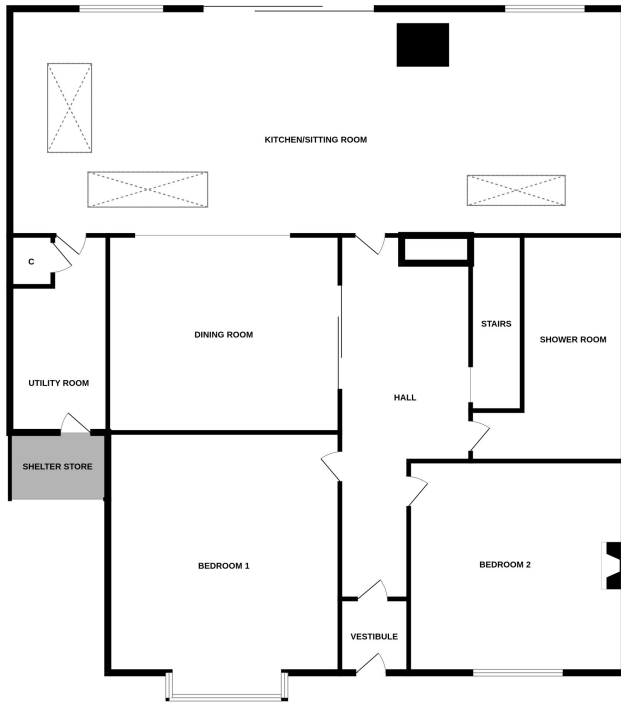
### **EXTRAS**

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen/Utility Room and the usual fixtures and fittings in the Bathroom and Shower Room.

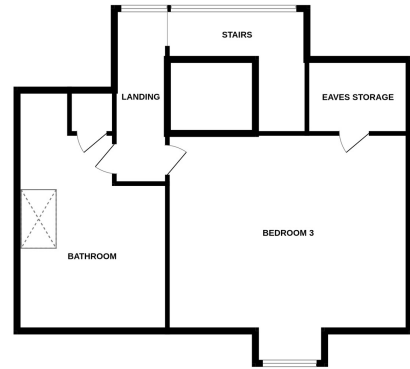
### **COUNCIL TAX BAND - E**

### **EPC BANDING - D**

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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