



## 23 Beech-Hill Gardens, Aberdeen AB15 7QD

Offers over £299,500

BEAUTIFUL THREE BEDROOM/TWO PUBLIC ROOM SEMI DETACHED DWELLINGHOUSE  
IN EXCELLENT ORDER THROUGHOUT WITH DRIVEWAY AND GARAGE

Stronachs

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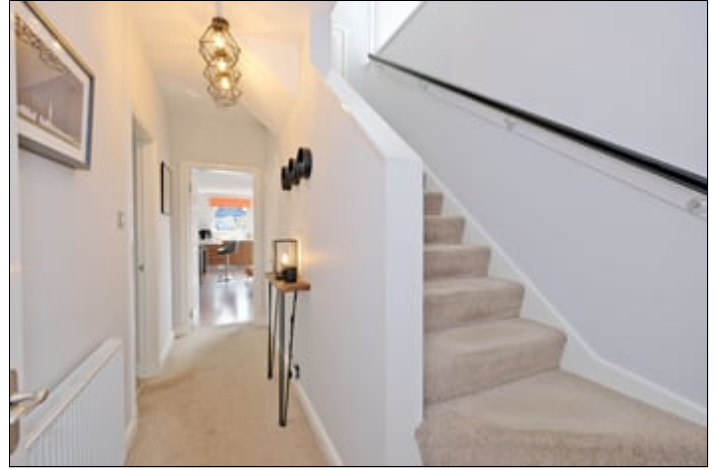
Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this BEAUTIFULLY PRESENTED THREE BEDROOM/TWO PUBLIC ROOM SEMI DETACHED FAMILY HOME. In excellent order throughout, this spacious property has been thoughtfully extended to the rear and enjoys light and airy rooms, with gardens to front and rear, off street parking and Single Garage. Benefitting from gas central heating and full double glazing, the accommodation comprises: Entrance Vestibule; Inner Hall; Lounge with bay window to front; superb Kitchen/Dining Room on open plan; and WC. On the upper floor there are two Double Bedrooms; one Single Bedroom; and Family Bathroom. Floored Loft with Ramsay ladder access. Within the last few years the flat roof over the extension has been replaced as has the central heating boiler.

Beech-Hill Gardens is located in the west end of Aberdeen, in Airyhall, a pleasing residential area and within walking distance is an excellent range of local shops including a Post Office, library and local supermarket. The property is within the Catchment of Airyhall Primary School and currently Hazlehead Academy, although it is within the zone for the proposed new secondary school at Countesswells. There is also a library at Airyhall and a nearby Medical Centre. Good public transport facilities are available making many parts of Aberdeen easily accessible. The Bridge of Dee retail area with its superstores including Boots, Asda, Sainsburys and B&Q is also a short distance away and the City Centre is a short journey away with regular public transport readily available. There is easy access to the A90 trunk road to the north and south.



## ENTRANCE VESTIBULE & INNER HALL



Entered via solid door with fanlight above and glazed side panel. The flooring is tiled and there is a built-in cupboard housing shoe racks, shelf and coathooks. The meters and fuse box are concealed within this cupboard. Ceiling light fitting and matwell. Part glazed door to Inner Hall, with carpeted stairs leading to the upper floor accommodation. Ceiling light fitting, central heating radiator.

## LOUNGE 16' 9" X 12' 6" (5.11M X 3.81M)



This spacious Lounge is bathed in natural light from the bay window to front, highlighting the neutral decor. complementing carpeting and the 'Living Flame' gas fire on polished hearth, with marble surround. Recesses flank either side of the chimney breast. Ceiling light fitting, central heating radiator and television point.

## KITCHEN/DINING ROOM 24' 5" X 16' 9" (7.44M X 5.11M)



With the formation of a full width extension to the rear, this superb room is an excellent space to entertain, with ample space for dining, as well as cooking, and additional space for a desk for those who may be hybrid/home workers. The Kitchen area is fitted with a modern quality range of wall (some with display frontage) and base units with complementing work surfaces and splashback. A central breakfast island houses the sink with mixer tap, with storage below. Twin windows to the rear, further window to side and glass double doors to the side ensure this room is flooded with natural light. The integrated appliances include fridge/freezer, washing machine, dishwasher, double oven, and induction hob with extractor hood over.

The Dining area is substantial with ample room for large table and chairs (the existing dining table and chairs, as well as matching display unit, are to remain) and there are three modern vertical radiators. Two cupboards allow storage, one of which houses the central heating boiler. Ceiling downlighters with dimmer switches, television and telephone points. French double doors provide access to the south facing rear garden.

### WC 6' 2" X 2' 8" (1.88M X 0.81M)



Fully tiled and fitted with a wash hand basin in corner vanity and toilet pedestal. Ceiling light fitting, extractor fan and central heating radiator.

### UPPER FLOOR



Carpeted stairs lead from the Inner Hall to the upper floor landing. A window to the side provides natural light over the stairs and there is a storage cupboard built in halfway. Ceiling light fitting, smoke alarm. Hatch to floored Loft space with Ramsay ladder access.

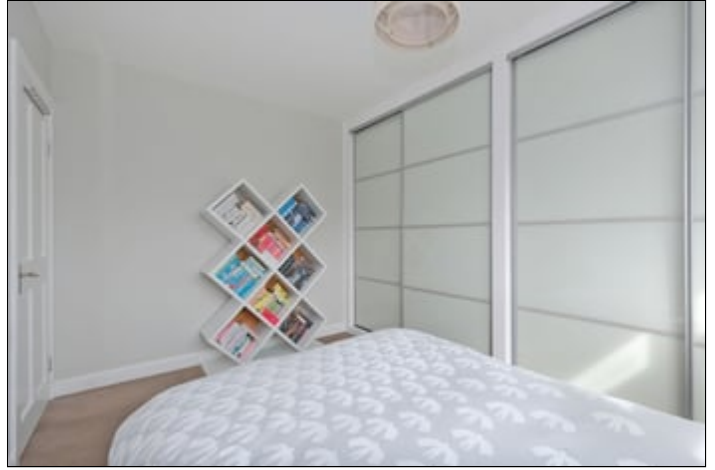
### BEDROOM 1 12' 9" X 10' 1" (3.89M X 3.07M)



The Master Bedroom is situated to the front of the property and is again light and airy with ample room for a range of bedroom furniture. Ceiling light fitting with dimmer control, central heating radiator and television point.



### BEDROOM 2 12' 3" X 8' 0" (3.73M X 2.44M)



Overlooking the south facing garden to the rear, this room benefits from excellent wall to wall hanging and shelf storage with sliding frosted glazed doors. Ceiling light fitting, central heating radiator.

### BEDROOM 3/STUDY 10' 1" X 7' 7" (3.07M X 2.31M)



Again situated to the front of the property, with built in shelving for storage. Please note the remaining storage units in this room are being removed. Ceiling light fitting and central heating radiator.

## BATHROOM 9' 0" X 6' 0" (2.74M X 1.83M)



Mostly tiled and fitted with a three piece suite comprising wash hand basin in vanity with additional storage, toilet pedestal with concealed cistern, and bath with shower over. Extractor fan, ceiling light fitting and central heating radiator. Window to rear.

## EXTERNAL



The garden to the front of the property is partially laid to lawn and partially lockblocked to allow off street parking, leading to Single Garage. The south facing rear garden is fully enclosed and well maintained, with modern fencing allowing a great deal of privacy, well tended lawn and planted beds. The mature red acer provides a striking display of colour in the late summer/early autumn. There are two large patio areas from which to enjoy the sun at all times of the day, with decking which has built-in led lighting and external power points. Large store with power and light houses additional freezer and tumble dryer (tumble dryer to remain).

## SINGLE GARAGE 17' 5" X 8' 7" (5.31M X 2.62M)



With up and over door to the front, and pedestrian access to the rear, the Garage benefits from power and light as well as both hot and cold water tap. Some shelving and work station shall remain.

### EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the dining table, chairs and shelving unit in the Dining area, tumble dryer in the outside store, and the rotary clothes drier.

COUNCIL TAX BAND - F

EPC BANDING - C













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