



26 Howes Place, Aberdeen AB16 7DW

Offers over £140,000

BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACED DWELLINGHOUSE WITH FULLY ENCLOSED GARDEN AND RESIDENTS PARKING

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACED DWELLINGHOUSE, with fully enclosed rear garden and residents parking. This much loved home is truly ready to move into, with tasteful decor throughout. All of the internal doors have been replaced with quality 'cottage' doors. The accommodation comprises: spacious Lounge with dual aspect; Kitchen/Dining Room on open plan; Rear Hall; Three Bedrooms; and Family Bathroom. There is also a part floored Loft. The large garden to the rear is designed for ease of maintenance and fully enclosed.

Howes Place is located to the North of the City in a well-established residential area, close to the main arterial route allowing most parts of the City to be readily accessible. There is easy access to the various Industrial Estates at Dyce and Bridge of Don, Aberdeen Airport and within walking distance is Aberdeen Royal Infirmary. The area is well served by local shops and amenities, with regular public transport links. Local schooling is available at Heathryburn Primary and Northfield/St Machar Academy.

What3Words: ///single.pest.slower

DINING ROOM/KITCHEN 19' 0" X 10' 5" (5.79M X 3.17M)



Entered via part glazed front door, the spacious open plan Dining Room and Kitchen have dual aspect windows to front and rear ensuring the area is bathed in natural light. Neutral decor enhances the feeling of space, with the Kitchen fitted with a quality range of wall and base units with complementing work surfaces and splashback. Inset sink and drainer below window to the rear. The integrated appliances include electric oven, gas hob, fridge and washing machine. There is ample space within the Dining area for large dining table and chairs. Modern light fittings and central heating radiator. Carpeted stairs lead to the upper floor. Door to Rear Hall.

REAR HALL

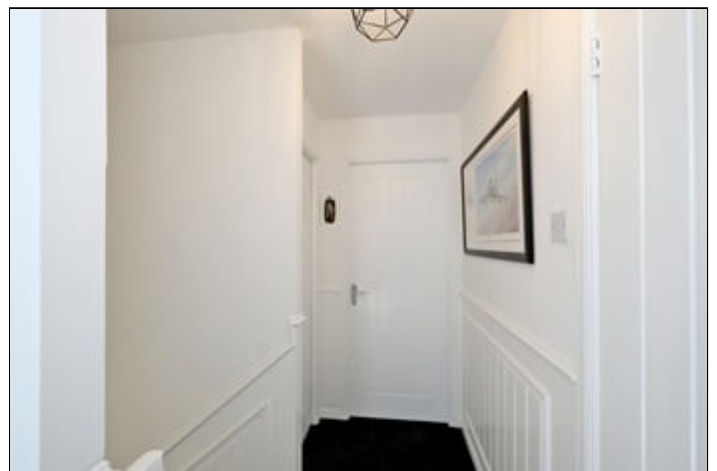
Accessed from the Kitchen, a part glazed door leads to the enclosed back garden. There is a large store with power and light which also has plumbing in place should a buyer wish to convert into a Cloakroom (subject to obtaining any necessary Permissions). There is a custom made cupboard allowing storage - and housing a concealed dartboard - ideal for a match in the Kitchen!

LOUNGE 19' 0" X 10' 9" (5.79M X 3.28M)



Most generous Lounge with windows to both front and rear ensuring the flow of natural light. Laid with quality flooring and tastefully decorated, there is an electric fire with surround which is to remain. Inset downlighters, television and telephone points.

UPPER FLOOR



Carpeted stairs lead from the front door to the upper floor Landing., which has attractive feature panelling. There is a generous airing cupboard which allows great storage and houses the central heating boiler. Ceiling light fitting.

BEDROOM 1 12' 2" X 11' 0" (3.71M X 3.35M)



This beautiful Bedroom is tastefully decorated and benefits from built-in wardrobes allowing excellent hanging and shelf storage, with additional cupboard. A window to the front allows natural light. Please note, the ceiling light fitting in this room is being removed by the Seller. Central heating radiator and hatch to Loft space.

BEDROOM 2 8' 8" X 7' 7" (2.64M X 2.31M)



Second Bedroom, recently redecorated and situated to the rear of the property and benefitting from built-in cupboard. Ceiling light fitting and central heating radiator.

BATHROOM 6' 6" X 5' 6" (1.98M X 1.68M)



Super Bathroom. with quality finish modern aqua panelling and white three piece suite comprising wash hand basin and toilet pedestal in vanity, and bath with shower over. Ceiling light fitting and ladder style chrome radiator. Window to rear.

BEDROOM 3



12' 2" x 10' 5" (3.71m x 3.17m) This lovely sunny room has a window to the front and is again beautifully presented. The freestanding wardrobes are to remain and there is a discreet shelved vanity cupboard. Two ceiling light fittings and central heating radiator.

EXTERNAL



The garden to the front is laid to loc bloc for ease of maintenance, with steps to the front door. To the rear, the generous garden is again laid mostly to locbloc, with a corner raised bed full of colourful mature plants and shrubs. Enjoying a great deal of privacy, this is an ideal space from which to enjoy the warmer weather without the necessity to maintain lawns and beds. Outside water tap and gate to side.

Residents parking is available to the side of the property.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale (with the exception of the light fitting in Bedroom 1), together with the free-standing wardrobes in Bedroom 3, the integrated appliances in the Kitchen, and the usual fixtures and fittings in the Bathroom.

COUNCIL TAX BAND - C

EPC BANDING - D



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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs