



41 Ardlair Terrace, Dyce, Aberdeen AB21 7LA

Offers over £274,500

SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW WITH OFF-STREET PARKING
FOR A NUMBER OF VEHICLES AND DOUBLE GARAGE

Stronachs

41 Ardlair Terrace, Dyce, Aberdeen AB21 7LA

Offers over £274,500

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW. Benefitting from gas central heating and full double glazing, this much loved home would benefit from a degree of redecoration but offers generous living space throughout. The accommodation comprises: Entrance Vestibule; Cloakroom; Inner Hall; Lounge/Dining Room on open plan; large Kitchen; rear Hall; three Double Bedrooms; and Family Bathroom. There is a large floored and lined Attic space accessed from the Reception Hall. A driveway allows off-street parking and leads to the Double Garage, with adjacent Boiler Room. The gardens are planted with mature shrubs and hedging, with gravel chips to the front. There are lovely open views from the front garden of the walks along the River Don.

Dyce is a very popular residential area lying to the north of the city. The property is conveniently placed within minutes walking distance of the village of Dyce, Asda Superstore, Doctors Surgery and Health Centre. Dyce offers a wide range of amenities including Primary and Secondary Schools both close by. There are excellent recreational facilities including a Swimming Pool, Squash Club, Bowling Club and numerous Business Sports Clubs. The area is served by excellent bus and rail links into the city which is a distance of approximately 6 miles. The industrial estates of both Dyce and Bridge of Don are also close at hand.

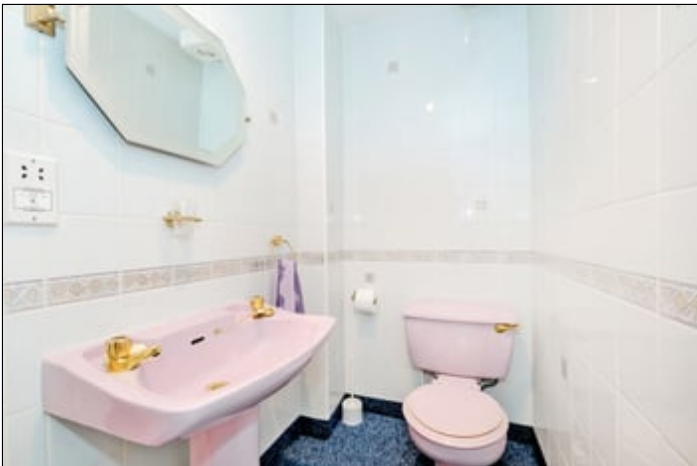
///compound.reef.officials

ENTRANCE VESTIBULE & INNER HALL



Accessed via part glazed door with glazed panels to side. Ceiling light fitting, security alarm panel. Georgian style glazed door to Inner Hall. The Inner Hall has a wall mounted heater, five ceiling light fittings, and generous store cupboard. There is also an access hatch with ladder leading to the floored and lined loft space.

WC 8' 10" X 3' 8" (2.69M X 1.12M)



Fully tiled and fitted with a two piece suite comprising wash hand basin and toilet pedestal. Inset downlighter, extractor fan and shaver point.

LOUNGE/DINING ROOM 32' 8" X 19' 8" (9.96M X 5.99M)



This exceptionally spacious room has a huge picture window to the front, flooding the room with natural light. There is ample space for formal dining and relaxing. There is a brick fireplace which is currently capped, and there are another two central heating radiators. There is another recessed area with patio doors which lead out to the driveway and garden, so perhaps an ideal neuk for reading. This extremely versatile room has three ceiling light fittings and television point. A glazed door with glazed side panels allows access to and from the Hall, and there is a further Georgian style glazed door leading to the Kitchen.

KITCHEN 16' 0" X 14' 0" (4.88M X 4.27M)



Large Kitchen, fitted with a substantial range of both wall and base units with complementing work surfaces. There is also a central island housing the hob and extractor hood over. The integrated dishwasher is to remain, as is the free standing fridge/freezer and washing machine. There are windows to both the front and side of the property, one with sink and drainer below. Inset downlighters and central heating radiator. Door to rear Hall which has a large built-in store, and upvc door to side providing access to the gardens.

BATHROOM 11' 2" X 8' 4" (3.40M X 2.54M)



Fully tiled and fitted with a four piece suite comprising wash hand basin in vanity unit, corner bath, shower cabinet, and toilet pedestal. A window to side allows natural light. Ceiling light fitting, central heating radiator, and shaver point.

BEDROOM 3 12' 6" X 10' 4" (3.81M X 3.15M)



Most recently used as a large Home Office, this Double Bedroom has a window to the side and benefits from double built-in wardrobes allowing excellent hanging and shelf storage, with mirrored sliding doors. Ceiling light fitting, central heating radiator, and television point.

MASTER BEDROOM 13' 8" X 13' 8" (4.17M X 4.17M)



Most generous Master Bedroom to the rear, with window to side allowing natural light. There are a range of fitted wardrobes incorporating dressing table space, with mirrored doors. Ceiling light fitting and central heating radiator.

BEDROOM 2 16' 0" X 13' 8" (4.88M X 4.17M)



Second generous Double Bedroom, benefiting from wall to wall fitted wardrobes allowing fantastic hanging and shelf storage, with sliding mirrored doors. Window to side, ceiling light fitting, central heating radiator and telephone point.

ATTIC SPACE 26' 0" X 16' 0" (7.92M X 4.88M)



A hatch in the Hall, with pull down ladder, allows access to the floored and lined Attic space, with two ceiling striplights.

BOILER ROOM 15' 4" X 5' 0" (4.67M X 1.52M)

To the rear of the property and accessed from the garden, this room houses the central heating boiler and offers excellent storage for garden tools etc.

DOUBLE GARAGE 17' 0" X 16' 0" (5.18M X 4.88M)

Generous Double Garage with remotely operated up and over doors, and further pedestrian door to side. The garage benefits from power and light, and also houses a water tap.

EXTERNAL



This property occupies a generous plot, with off-street parking for numerous vehicles on the driveway which leads to the Double Garage. There are well maintained and well stocked gardens, with raised bed and a number of areas from which to enjoy the warmer weather at most times of the day. The garden to the front is designed for ease of maintenance and allows fabulous views over the River Don and open countryside it circles through.

EXTRAS

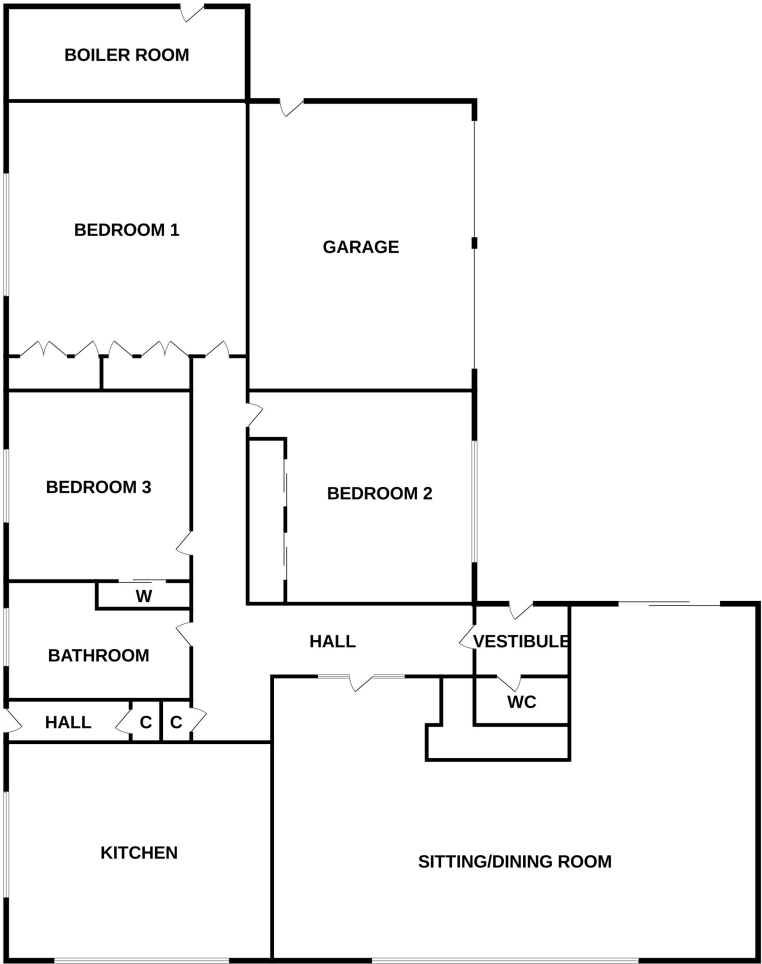


All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen and the usual fixtures and fittings in the Bathroom.

COUNCIL TAX BAND - G

EPC BANDING - D

41 ARDLAIR TERRACE



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.
Made with Metropix 62025



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

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

Stronachs