



DETACHED DWELLINGHOUSE

23 SUMMERHILL ROAD
ABERDEEN, AB15 65J

ENTRANCE VESTIBULE

HALL

LOUNGE/DINING ROOM

DINING KITCHEN

3 BEDROOMS

BATHROOM

EXTENSIVE FLOORED ATTIC

EXTENSIVE BASEMENT

DOUBLE GARAGE

GCH/DG

GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Fixed Price

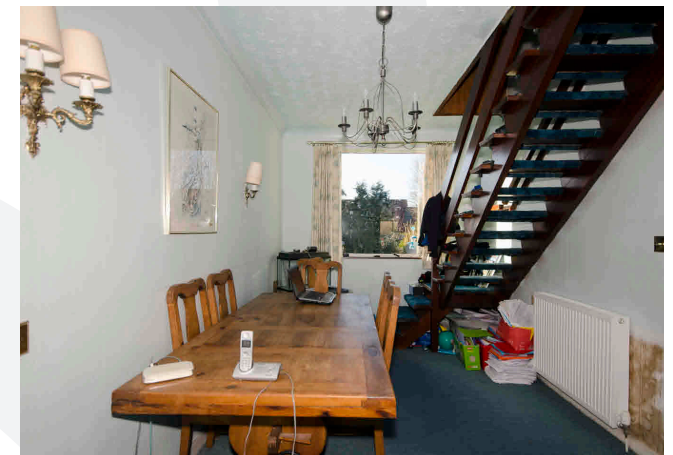
£350,000

DESCRIPTION

Located within a popular and desirable residential area of the city, this bright and spacious, detached property enjoys the benefits of gas fired central heating, double glazed windows, and a large garage for up to 4 cars at the rear. Whilst this ideal family home boasts generously proportioned rooms it requires full modernisation throughout, with excellent potential to convert the extensive attic space into further accommodation, subject to obtaining the necessary planning consents. A large basement area currently accessed from the double garage also provides ample scope for development, if required. Access to the home is via a bright entrance vestibule and hall. The L-shaped lounge and dining room are on open-plan concept, and the kitchen affords ample space for dining along with direct access to an elevated patio area. All bedrooms benefit from built-in storage facilities, and the bathroom is fitted with a pale coloured 3-piece suite. Outside, the garden areas are well established with a tarmac driveway at the side providing convenient off-street parking for several cars. Included in the sale are all carpets, floor coverings, window blinds, curtains and light fittings and interior viewing is genuinely recommended to fully appreciate the potential available to create an enviable family home.

LOCALITY

The property is conveniently located close to the city's main arterial route, allowing quick and easy access to most areas of the city, and the oil related offices at Kingswells and Westhill. The hospital complexes at Foresterhill and Woodend are located close by, as are local shops providing everyday needs, Tesco and Lidl supermarkets. Both primary and secondary schools are close at hand, with public transport providing easy links to the City Centre. Leisure facilities in the area include a swimming pool, golf courses, open parkland and play parks at Hazlehead Park.



ENTRANCE VESTIBULE

Accessed via hardwood front door with glazed fanlight and side screen. Cupboard housing electric meter and fusebox. Ceiling light. Carpeted floor with matwell. Glazed door to hall.

HALL

Spacious entrance hall finished in pastel décor with contrasting carpet and metal candelabra light fitting.

LOUNGE

21'3" x 14' approx

Particularly bright and spacious lounge with front facing picture window, and window to the side. Tiled fireplace incorporating a functional coal fire. Television aerial point with SKY connection. Two telephone points. Metal candelabra light fitting and two wall mounted lights. Co-ordinating décor, curtains and carpet.

DINING ROOM

15'11" x 8'4" approx

On open plan concept with the lounge and affording ample space for a formal dining table and chairs. Metal candelabra light fitting and wall mounted lights. Door to kitchen. Fixed wooden staircase to attic space.

DINING KITCHEN

12'8" x 12'4" approx

Well proportioned room fitted with medium oak base and floor units, marble worktops and splashback tiling. 1.5 cream coloured sink and drainer with mixer tap. Painted stone feature wall. Ceramic electric hob with electric oven/grill below. Recess for fridge/freezer. Space for table and chairs. Telephone point. Pine lined ceiling with three light fittings. Rear facing window. Carpet/vinyl floor covering. Door to elevated patio with rotary clothes dryer, outside lighting and staircase to ground level.

DOUBLE BEDROOM 1

12' x 9'8" approx

Located to the front of the home and benefiting from wall-to-wall, mirror fronted wardrobes which provide generous hanging and shelving facilities. Co-ordinating décor and curtains. Carpeted floor.

DOUBLE BEDROOM 2

11' x 10'9" approx

Enjoying a quiet aspect to the rear, this double bedroom also benefits from a double wardrobe with storage cupboards above. Curtains fitted to wooden pole. Carpet.

BEDROOM 3

11'8" x 6'6" approx

Again with built-in wardrobe facilities and cupboard above, this side facing room features co-ordinating curtains and carpet. Fitted wall shelves.

BATHROOM

Bright room fitted with pale coloured 3-piece suite, shower/mixer tap on the bath and glass screen. Ceramic wall tiles around the bath and to the splashback areas. Shaver socket. Arched mirror and light above

the wash basin. Mirror fronted medicine cabinet and co-ordinating pine accessories. Chrome ladder style radiator. Rear facing window. Vinyl floor covering.

ATTIC SPACE

Accessed via a fixed wooden staircase from the dining room, the attic space is currently divided into three areas, one a partially floored eaves storage space. (Room 1: 17' x 12' approx.) Spacious lined room, fully floored and carpeted and with rear facing skylight windows. Glazed door to (Room 2: 17' x 13' approx.) Again boasting generous proportions, this room is also fully lined, floored and carpeted with skylight window to the rear.

OUTSIDE

The front garden is designed for low maintenance, enclosed by a dwarf wall, and laid in stone chippings with a paved path leading to the front door. Carriage light. A long, tarmac driveway at the side provides convenient off-street parking for several cars and leads down to the rear garden and double garage. Secluded area of lawn at the rear surrounded by mature shrubs and trees. Wooden shed. Outside lights. External store.

LARGE GARAGE

Fitted with power and light, twin up and over doors, one operated by remote control. This larger than average double garage has the capability to house up to 4 cars. Door to extremely spacious basement area fitted with lighting and water tap, also housing the central heating boiler and water tank.

DIRECTIONS

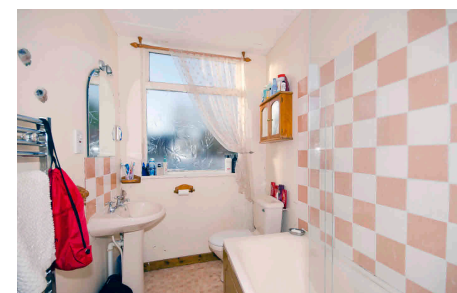
From the city centre travel in a westerly direction up Kings Gate, crossing over the roundabout on Anderson Drive. Turn second right onto Summerhill Road where number 23 is located along on the left hand side of the road.

VIEWING

Tel 07943 553287.

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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