



END TERRACED DWELLINGHOUSE WITH
CONSERVATORY, FLOORED LOFT AND
GARAGE

**35 ARNAGE DRIVE
ABERDEEN, AB16 6XE**

ENTRANCE PORCH
HALL
LOUNGE
DINING KITCHEN
CONSERVATORY
BATHROOM
THREE DOUBLE BEDROOMS
FLOORED LOFT
GCH/DG
GARDENS
OFF-STREET PARKING
GARAGE



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

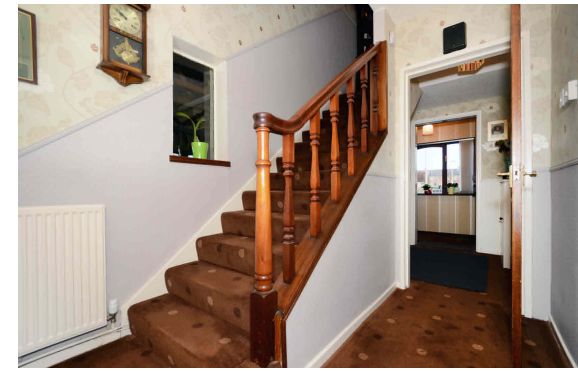
£189,000

DESCRIPTION

In excellent order, we are delighted to offer for sale this deceptively spacious three bedroom semi-detached end terraced dwellinghouse with conservatory, floored loft and garage. Enjoying a quiet location within a well established residential area, the subjects have been thoughtfully extended to provide additional family accommodation and have been well maintained throughout. Noteworthy features include the charming lounge with large picture window providing open views to the front with the focal point being the lovely fireplace with tiled hearth and gas fire, along with the well appointed kitchen which provides ample space for every day dining, Of particular note is the extremely versatile fully floored loft which is currently used as an office, although could be converted to provide additional accommodation subject to planning permission being granted. Outside to the front the garden is laid to lawn and secluded by hedging and a driveway leads to the single garage. The rear garden is fully enclosed and laid out with low maintenance in mind with decking and patio areas. Benefitting from gas central heating and double glazing, all fitted floor coverings, blinds and light fittings are to be included in the sale. This delightful property presents itself as the ideal purchase for the discerning buyer looking to acquire a family home which provides excellent value for money and is ready to move into and early viewing is advised.

LOCALITY

The property lies within a popular residential area of the city close to the main arterial route leading to both the north and south of Aberdeen. There are a wide range of local shops nearby providing for everyday needs, as well as a Tesco Supermarket. In addition there are excellent leisure facilities within the area including a community centre and primary and secondary schools are within walking distance. Regular public transport provides easy access to the city centre and the subjects are also ideally placed for those working at The Royal Infirmary.



ENTRANCE PORCH

Entered via a Upvc exterior door with decorative glazed panel. Window to the front. Electric meter. Built-in storage cupboard. Telephone point. Dado rail. Window overlooking garage. A Georgian style door leads to the hall.

HALL

The welcoming hall provides access to most ground floor accommodation. Dado rail.

LOUNGE 13'8" x 13'3" approx

The well presented lounge is light and airy with a large picture window providing open views to the front. The focal point of this room is the lovely fireplace with gas fire, tiled hearth and alcoves at either side. Tasteful décor.

DINING KITCHEN 15'7" x 9'2" approx

The well appointed kitchen is fitted with a range of wall and base units and contrasting work surfaces incorporating the stainless steel sink and drainer. Tiled splashback. The integrated oven, hob and hood will remain, along with the free standing automatic washing machine. Ample space for everyday family dining. Slate tile effect laminate flooring. A partly glazed door leads to the conservatory.

CONSERVATORY 13'3" x 8'5" approx

A lovely addition to the property, the conservatory has been enhanced by fresh décor and sliding patio doors lead to the rear garden.

BATHROOM

A lovely addition to the property, the conservatory has been enhanced by fresh décor and sliding patio doors lead to the rear garden

FIRST FLOOR

The spacious upper hall is on split level and provides access to all further accommodation.

DOUBLE BEDROOM ONE 11" x 8'11" approx

Bedroom One has been decorated in soft neutral tones and benefits from extensive storage with large triple wardrobes with sliding mirror doors.

DOUBLE BEDROOM TWO 12'10" X 10'5" approx

Bedroom Two has been freshly decorated and also benefits from a built-in wardrobe. Window to rear.

DOUBLE BEDROOM THREE 12'10" x 8'10" approx

Over looking the rear garden, another good sized double bedroom. Built-in storage cupboard.

FLOORED LOFT 22'3" x 10'6" approx

Accessed from the upper hall, this most versatile loft is fully floored, carpeted and further enhanced by two large velux windows to the rear of the property. Currently used as an office this area could be converted to provide further accommodation subject to obtaining all necessary planning consents. Two large cupboards provides access to the eaves.

OUTSIDE

The property is set within large garden grounds with the front garden laid to lawn and secluded by hedging. A loc-bloc driveway leads to the single garage. The rear garden is fully enclosed and laid out with low maintenance in mind with patio and decking areas. Built-in barbecue.

GARAGE

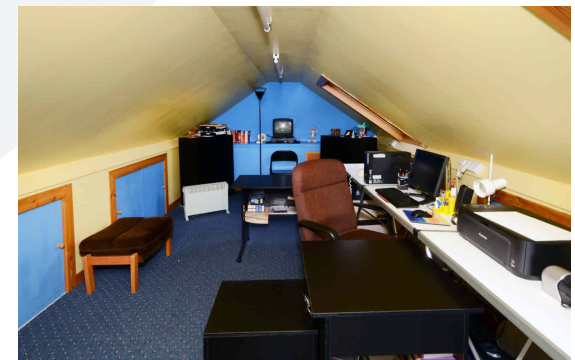
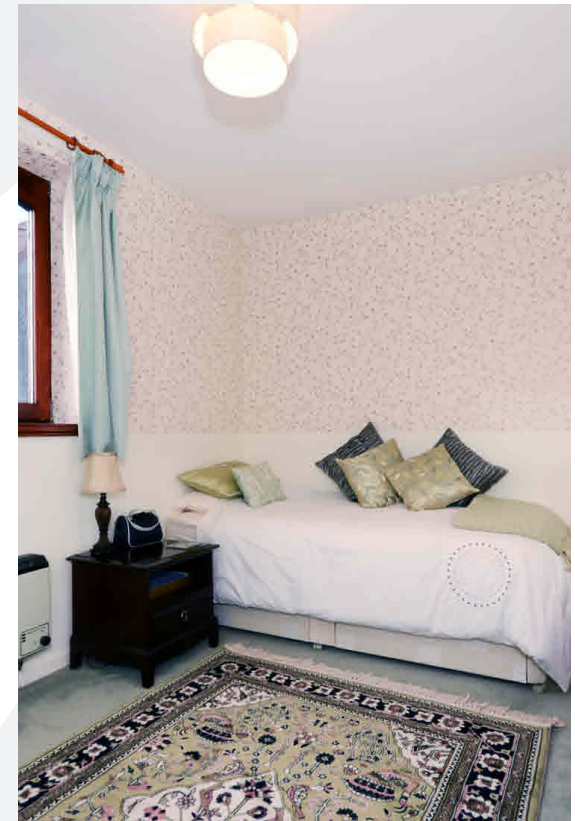
The single garage can be accessed via an up-an-over door and benefits from power and light.

DIRECTIONS

Traveling north along North Anderson Drive turn left at the traffic lights onto Lang Stracht then right at the next set of traffic lights onto Mastrick Drive. Take the fourth opening on the right onto Gillahill Road and first left into Arnage Drive. Number 35 is situated a short distance along on the left hand side.

VIEWING

Telephone 01224 682022 or contact the selling agents.



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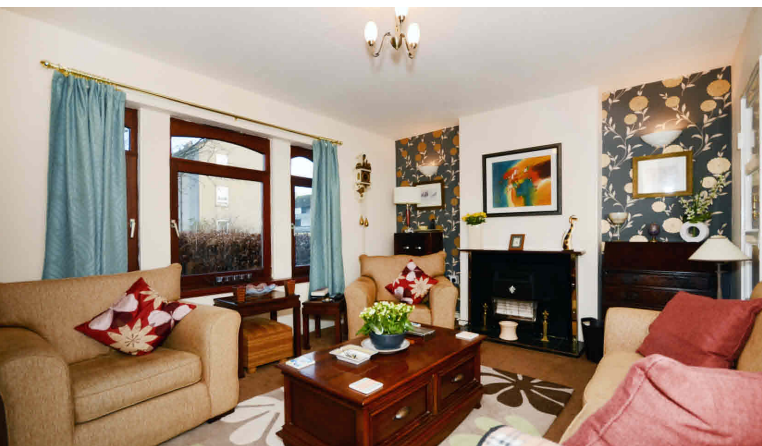
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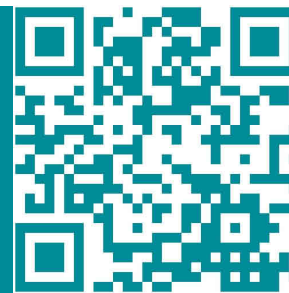
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