



DETACHED DWELLINGHOUSE

37 CHURCH STREET
WOODSIDE, ABERDEEN
AB24 4DQ.

VESTIBULE & HALL
LOUNGE
DINING ROOM
BREAKFASTING KITCHEN
UTILITY ROOM
4 DOUBLE BEDROOMS
BATHROOM & SHOWER ROOM
GARAGE/WORKSHOP
GAS CH/DG
GARDEN
DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Fixed Price

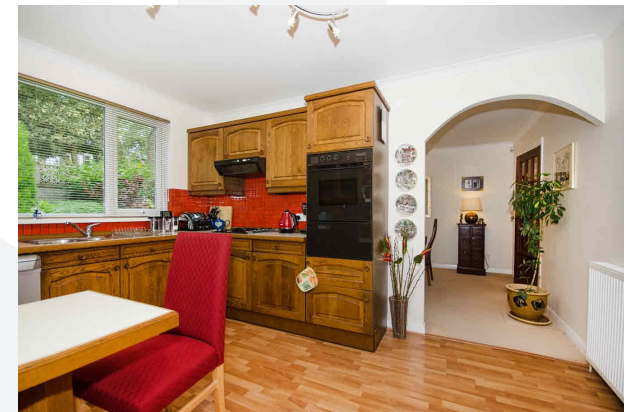
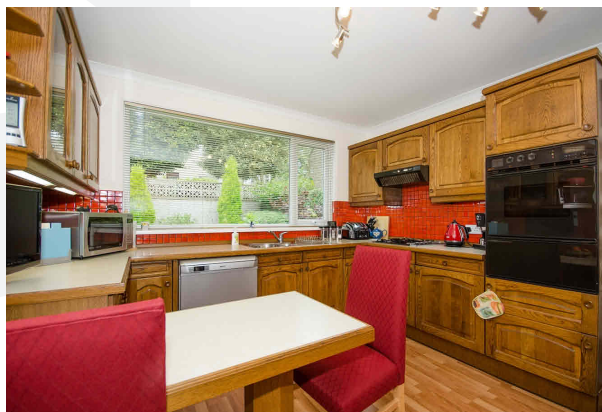
£323,000

DESCRIPTION

We are delighted to present for sale this deceptively spacious and highly attractive four bedroom detached dwellinghouse which enjoys a quiet, yet central location close to many amenities. Offering the comforts of full double glazing, gas fired central heating and an intruder alarm system, the property is well laid out over two floors to provide a generous and adaptable level of accommodation, perfect for the family and is well worth viewing. The home, which also boasts new uPVC maintenance free fascias and soffits, is presented in immaculate order throughout and the accommodation comprises vestibule and spacious hall, generous front facing lounge with French doors to dining room, well appointed breakfasting kitchen, utility room, double bedroom and fully tiled shower room on the ground floor, whilst on the first floor are three further bedrooms and newly upgraded bathroom with contemporary white suite. There is the further attraction of a large garage/workshop with loc-bloc driveway providing convenient off-street parking, and the fully enclosed extremely well maintained garden to the rear provides a lovely sheltered and private outdoor environment. All fitted floor coverings, blinds, light fittings and kitchen appliances are to be included in the sale and early viewing is recommended.

LOCALITY

This attractive home is positioned in a quiet street and yet is convenient for the wide range of amenities available locally including primary and secondary schools, local shops, health centre, community activities, leisure pursuits, and regular public transport. Excellent road links ensure ease of access to the Industrial estates, the city centre and Aberdeen University and Hospital complexes.



VESTIBULE

Entered via a wood effect partially glazed UPVC front door and with tiled flooring. Alarm control panel. 15 paned glazed door to hall.

RECEPTION HALL

A particularly bright and inviting entrance to the home, carpeted and with telephone point and deep under stair storage cupboard fitted with light. Smoke detector.

LOUNGE

7.2m x 4.3m approx

A beautifully presented room with front facing picture window and further side facing window. The co-ordinating window dressings on both windows, which include vertical blinds, curtains and pelmets, will remain. Feature stone fireplace incorporating a gas fire set on a marble hearth, and seating area within alcove. Carpet. Television aerial point. French doors to dining room.

DINING ROOM

4m x 3.3m approx

A particularly bright and spacious formal dining room with large patio doors giving access to the rear garden. Metal pole. Carpet. Two wall mounted light fittings and matching central light. Arch to kitchen.

BREAKFASTING KITCHEN

4m x 3.4m approx

A good sized kitchen fitted with a quality oak kitchen comprising floor and eye level units with larger cupboard and wood trimmed work surfaces incorporating one and a half bowl stainless steel sink and drainer with mixer tap and waste disposal. Integrated appliances include double electric fan assisted oven, gas hob, dishwasher and fridge. Splashback tiling and laminate wood floor. Breakfast bar. Stainless steel spotlight track. Television aerial point. Large window to rear fitted with venetian blinds.

UTILITY ROOM

3.3m x 1.65m approx

A bright well appointed utility room, fitted with base and eye level units in white with contrasting work surfaces and stainless steel sink and drainer. The automatic washing machine and the 'Hotpoint' tumble dryer will be included in the sale and there is space for a fridge freezer. Door to garden. Wall mounted central heating boiler. Large window with vertical blind. Vinyl flooring.

DOUBLE BEDROOM 3

2.9m x 2.75m approx

A bright double bedroom to the front of the home, carpeted and with vertical blind and pole, built in wardrobe with partially mirrored doors housing hanging and shelving space. Television aerial point.

SHOWER ROOM

2.5m x 1.5m approx

An immaculately finished room, fully tiled and fitted with white wc, wash hand basin on pedestal and recessed shower cabinet with glazed door housing thermostatic pumped shower. Venetian blind. Arched mirror and all usual fittings to remain. Heated chrome towel rail. Spotlight track.

UPPER FLOOR

A carpeted turned staircase leads to the bright upper floor landing which has deep shelved storage cupboard housing hot water tank. Hatch with pull down ladder to extensive partially floored loft which is also fitted with light.

DOUBLE BEDROOM 1

3.9m x 3.4m approx

A large double bedroom to the front of the home with two built in wardrobes and further cupboard affording access to extensive eaves storage area which is fully floored and fitted with light. Carpet. Vertical blind. Television aerial point. Telephone point.

DOUBLE BEDROOM 2

4.2m x 2.5m approx

A rear facing double bedroom, bright, carpeted and with blackout blind. Built in wardrobe. Television aerial and telephone points. Laminate wood effect flooring.

DOUBLE BEDROOM 3

3.5m x 2.2m approx

A good sized fourth bedroom again bright, carpeted and with blackout blind. Built in wardrobe.

DOUBLE BEDROOM 4

3.5m x 2.2m approx

A good sized fourth bedroom again bright, carpeted and with blackout blind. Built in wardrobe.

BATHROOM

A beautifully finished bathroom recently upgraded and featuring quality white suite to include wc, with concealed cistern, semi-recessed wash hand basin in vanity, and bath with mixer tap and shower attachment. The room is fully tiled in two contrasting colours and all usual fittings will remain. Chrome heated towel rail. Shaver point and mirror.

OUTSIDE

To the front of the home is an extensive loc-bloc driveway which provides convenient off-street parking for several cars and leads to the large detached garage/workshop which is fitted with up and over door, power, light, a water tap, and extensive storage space. An arched gate gives access to the garden to the side with vegetable plot/flower bed and two sheds. The delightful walled rear garden enjoys a completely private and sheltered aspect being set out on two levels with paved patio, lawn and an abundance of mature trees, bushes and shrubs. Outside water tap. Rotary clothes dryer. The wooden and metal sheds will both remain.

DIRECTIONS

Heading away from Aberdeen city centre via Westburn Road, turn right at the traffic lights onto Westburn Drive and continue to the six roads roundabout where take the third exit onto Hilton Drive. Take the sixth turning on the right into Western road and continue through the junction with Clifton road taking the first turning on the left thereafter into Church Street. Number 37 is ahead on the left hand side.

VIEWING

Telephone 01224 494341 or 07949 870556 (Mr & Mrs Harvey) for an appointment or contact selling agents.

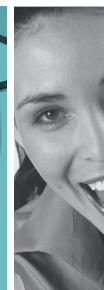
Disclaimer

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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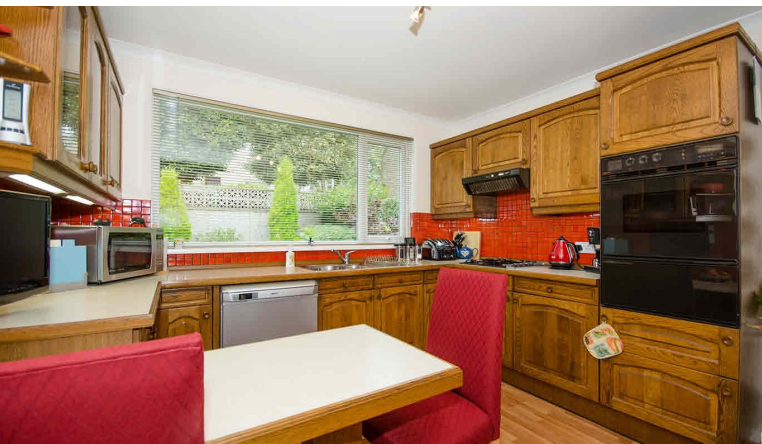
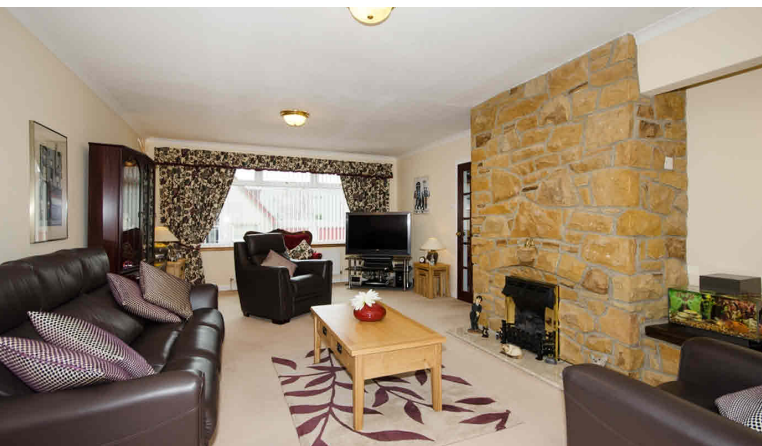
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