



GROUND FLOOR APARTMENT

38 CAIRVALE TERRACE,
ABERDEEN,
AB12 5PJ

ENTRANCE VESTIBULE & HALL

LOUNGE

KITCHEN

TWO DOUBLE BEDROOMS

BATHROOM

GAS CH/DG

FRONT & REAR GARDENS

DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£110,000

DESCRIPTION

We are pleased to offer for sale this two bedroomed ground floor apartment situated in a well maintained privately owned block in a popular area in Kincorth. Offering a comfortable level of tastefully presented accommodation, representing an ideal choice for a first time buyer, young couple or buy to let investor. Enjoying the benefits of a gas central heating system, uPVC double glazed windows and fresh neutral decoration throughout, this property truly is in a 'ready to move in' condition. Included in the sale are all floor coverings, window blinds and curtains, and all appliances within the Kitchen. The sofa in the Lounge can also remain. The accommodation comprises; Entrance Vestibule with French doors leading into the Hall, rear facing spacious Lounge with space for a dining table and chairs, Kitchen fitted with a contemporary range of unit and worktop space with rear door out to the raised decking area, two Double Bedrooms situated to the front of the property and both benefiting from built-in wardrobe space, and a fully aqua panelled Bathroom with shower over the bath. Outside the property has off street parking for one car on paved driveway, and exclusive Front Garden laid to lawn. To the rear, there is an exclusive lawn area and raised decking area perfect for al fresco dining and relaxing, with a shared drying green. Exclusive cellar within communal hall.

LOCALITY

Kincorth is a popular and well established residential area lying to the South of the City Centre, and is readily accessible by car and public transport. Within easy reach are the oil related offices at Altens, Tullos and Badentory, as well as Robert Gordon University and the Scott Sutherland School of Architecture at Garthdee, only a short distance away. The area is well served by a range of amenities, including local shops serving everyday needs, primary and secondary schools, doctor and dental practises, and the varied retail parks at Bridge of Dee. Many other leisure and recreational facilities can also be enjoyed close by, including Duthie Park with its Winter Gardens, the popular "Old Deeside Railway Line" and pleasant walks along the banks of the River Dee.

ENTRANCE VESTIBULE

Entered via a solid wood entrance door with patterned glass panel into the Vestibule. Glass panelled French doors lead into the Hallway. Wooden laminate flooring. Meter cupboard housing the fuse box and electric meter. Ceiling coving.

HALLWAY

The Hall gives access to all accommodation within the property through white wooden panelled interior doors, and features co-ordinating wallpaper and wooden laminate flooring as the Entrance Vestibule. Decorative radiator cover. Ceiling coving. Smoke detector.

LOUNGE

Situated to the rear of the property, the spacious Lounge is decorated with fresh white walls and complemented by a brick effect wallpapered feature wall and wooden laminate flooring. Accessed through white wooden glass panelled interior door, the large rear facing window is dressed with blinds and curtains on rail, and radiator below with decorative cover. TV and telephone points. Ceiling coving. Stylish light fitting.

14'10" x 11'5" approx.

KITCHEN

Benefitting from a solid dark wood rear door out to the raised decking area, the Kitchen is fitted with a contemporary range of wooden panelled base and wall units, some with glazed splashbacks, and all fitted with long chrome handles and under unit lighting, co-ordinating laminate worktops and modern tiled splashbacks. Integrated wine racks below breakfast bar area. Fully equipped with Indesit 4 burner gas hob with chimney style stainless steel extractor hood above, Indesit built-in electric oven, 1 1/2 stainless steel sink with drainer, and a range of free standing appliances, including washing machine, tumble dryer and fridge/freezer. Rear facing window fitted with blind. Wooden effect laminate flooring. Ceiling coving. Spotlights on track.

10'7" x 10'7" (at widest) approx.

BEDROOM 1

Front facing generously proportioned Double Bedroom enjoying the benefits of a built-in wardrobe with mirrored fronted sliding doors, providing hanging and shelving space, and two further built-in cupboards providing excellent shelving space. Mono-tone décor with dado railing, ceiling coving and co-ordinating white wood flooring. Window dressed with curtains on stainless steel rail.

12'3" x 9'4" approx.

BEDROOM 2

Second Double Bedroom situated to the front of the property, with window dressed with blinds and curtains on stainless steel rail. Benefits from a built-in wardrobe providing hanging and shelving space, and fresh neutral décor with a wallpapered feature wall, wooden laminate flooring and decorative radiator cover. Ceiling coving.

11'5" x 9'4" approx.

BATHROOM

Good sized rear facing Bathroom with modern full wall aqua panelling comprising; white hand wash basin set within vanity unit with storage beneath, white wc and P-shaped bath with Mira Enthuse shower above and glass shower screen. Chrome upright towel rail. Wooden effect vinyl flooring. Ceiling coving. Dome light fitting.

6'8" x 5'2" approx.

OUTSIDE

Exclusive Front Garden laid to lawn and partially enclosed with timber fencing. Off street parking provided for one car on paved driveway. Exclusive area of Rear Garden laid to lawn, and further shared drying green. Raised decking area accessed from the Kitchen, providing an ideal area for al fresco dining and relaxing. Exclusive cellar ideal for storage within the communal hall.

DIRECTIONS

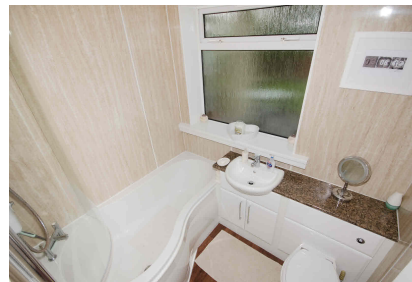
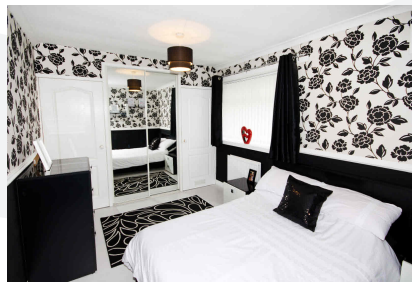
From the West End of Union Street, continue to the left onto Holburn Street. At the Garthdee roundabout, take the second exit crossing over the River Dee. At the next roundabout take the second exit onto the A90 Stonehaven Road. Turn left onto Cairngorm Road, and continue straight ahead at the roundabout. Next left into Cairnvale Terrace, and number 38 is situated a short distance along on the left hand side, as indicated by our for sale sign.

VIEWING

Tel: 07527445130 / 07866892110 (Mr & Mrs Rust)

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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