



## SEMI-DETACHED DWELLINGHOUSE

40 NORTHCOTE AVENUE  
ABERDEEN  
AB15 7TN

VESTIBULE & HALL  
LOUNGE & DINING ROOM  
DINING KITCHEN & UTILITY RM  
MASTER BEDROOM & EN-SUITE  
GUEST BEDROOM & EN-SUITE  
TWO FURTHER DOUBLE BEDROOMS  
FAMILY BATHROOM & CLOAKROOM  
FULL DG, GAS CH & ALARM SYSTEM  
WELL MAINTAINED GARDENS  
SINGLE CAR GARAGE



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

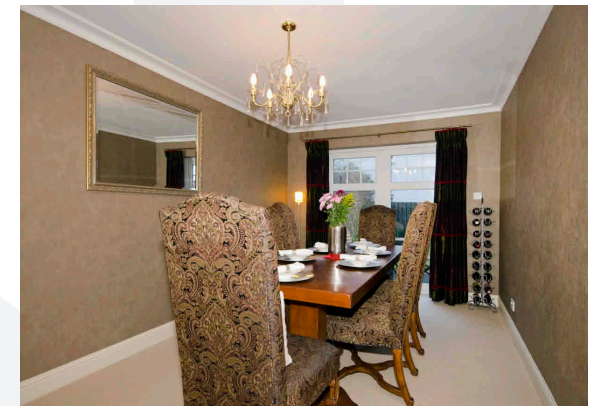
**£495,000**

## DESCRIPTION

Set within a prestigious, modern Development within a sought-after, residential area lying to the west of Aberdeen City Centre, this is a stunning, four bedroomed, semi-detached dwellinghouse. Spanning two floors and benefiting from full double glazing, gas fired central heating, and an intruder alarm system, the home is presented in truly immaculate order throughout, and only upon interior viewing will the quality and standard of finish be truly appreciated. The former Showhome for the Development, the home boasts attractive oak doors, quality flooring, wall coverings, soft furnishings, and lighting throughout, and the accommodation comprises vestibule and hall, elegant lounge with bay window, generously sized dining room with patio doors, superb dining kitchen featuring a full range of integrated appliances, utility room, and spacious cloakroom on the ground floor, whilst on the first floor are four double bedrooms, two of which benefit from en-suite shower rooms, and family bathroom. Integral to the home is a single car garage with remote-controlled door, and there are well maintained gardens to both the front and rear. All fitted floor coverings, curtains, blinds, light fittings, and appliances, are to be included in the sale, and early viewing of this superior family home is recommended.

## LOCALITY

The property is located in a desirable, residential area, close to many local amenities including reputable Primary and Secondary Schools, local shops serving everyday needs, community and leisure facilities, and regular public transport. Excellent road links ensure ease of access to the City Centre, the Industrial Estates, and other parts of the City.



### VESTIBULE

Entered via a hardwood security locking door with spyhole. Ceiling downlighters. Carpet. Attractive, partially glazed door giving access to hall.

### RECEPTION HALL

12'6" x 7'2" APPROX

An impressive and inviting entrance to the home, featuring solid oak flooring and oak doors giving access to all rooms leading off. Several ceiling downlighters. Smoke detector.

### LOUNGE

17'3" [INTO BAY] x 12'6" APPROX

Entered via double oak doors from the hall, this is a most elegant and impressive room with feature bay window to the front and further side window allowing an abundance of natural light. There are quality venetian blinds, as well as stainless steel pole and full length curtains, and the floor is carpeted. Central to the room is a cream, contemporary styled, fireplace housing living flame gas fire, and lighting is provided by two wall mounted uplighters as well as ornate central chrome fitting. Television aerial point. NB: The wall mounted television may be available for purchase by separate negotiation.

### DINING ROOM

17'6" x 9'3" APPROX

A most elegant dining room, located to the rear of the home, immaculately decorated and featuring cream coloured carpet. Patio doors give access to the rear garden, and, again, these are fitted with quality, full length curtains and stainless steel pole. Ornate light fitting with dimmer switch.

### DINING KITCHEN

12'1" x 10'5" APPROX

A stylish kitchen, featuring a quality range of floor and eye-level units in beech with co-ordinating work surfaces, plinth with downlighters, glass display cabinets, under pelmet lighting, and one-and-a-half bowl stainless steel sink and drainer with mixer tap. The "Neff" integrated appliances include double fan-assisted and combination/microwave oven, gas hob, chimney, fridge, and freezer. There is attractive, splashback tiling, vinyl tiled flooring, and the window is fitted with quality Roman blind. There are several ceiling downlighters and a deep cupboard provides useful storage space. Ample room for dining table and chairs.

### UTILITY ROOM

11'0" x 5'7" APPROX

Accessed from the kitchen and featuring floor mounted units, again in beech with co-ordinating work surface and stainless steel sink and drainer. The integrated condenser tumble dryer and automatic washing machine will be included in the sale. Cupboard housing hot water tank. Door to integral garage. A partially glazed door gives access to the rear garden. Tiled flooring.

### CLOAKROOM

A generously sized cloakroom, again immaculately finished, carpeted, and fitted with white wc and wash-hand basin. Frosted glass window with Roman blind. Wall mounted shelf and all usual fittings to remain.

### UPPER FLOOR

A carpeted, turned, staircase fitted with cream carpet and brass rods gives access to the spacious galleried upper landing, which, again, boasts solid oak flooring. Hatch with pull down ladder to FLOORED LOFT, which is also fitted with light. Smoke detector. Chrome light fitting.

### MASTER BEDROOM

18'5" x 10'5" APPROX

A beautifully finished room, benefiting from two windows and which afford pleasing, panoramic views over the City and towards the sea. These are fitted with Roman blinds and an abundance of storage space is provided within two double, built-in wardrobes. Carpet. Ornate light fitting. Television and telephone points.

### EN-SUITE

8'0" [INTO DOOR] x 6'1" APPROX

Again, beautifully finished and fitted with "Dolomite" suite comprising wc, oval wash-hand basin set on porcelain plinth, and large shower cabinet with glazed doors and aqua-panelled walls housing mains shower. The oval mirror, medicine cabinet, and all usual fittings, will remain. Carpet. Several downlighters. Shaver point.

### GUEST BEDROOM

15'8" [INTO DOOR] x 12'8" APPROX

Located to the front of the home, this room enjoys a dual aspect with windows to both the front and side, fitted with chrome poles and curtains. Again, the room is carpeted and features built-in double wardrobes. Ornate light fitting. Television point.

### GUEST EN-SUITE

9'1" x 4'5" APPROX

Again, a generously sized en-suite facility, immaculately finished, and featuring "Dolomite" suite comprising wc, large oval wash-hand basin set on porcelain plinth, and recessed shower cabinet with aqua-panelled walls, glazed doors, and housing mains shower. The room is tiled to dado height and the window fitted with metallic blind. Wall mounted mirror. Shaver point. Carpet.

### DOUBLE BEDROOM 3

15'4" x 8'9" APPROX

Another generous double bedroom to the rear of the home and featuring, along one wall, an extensive range of built-in wardrobes with mirror-fronted doors housing a combination of hanging and shelving space. Curtains and pole to remain. Carpet.

### DOUBLE BEDROOM 4

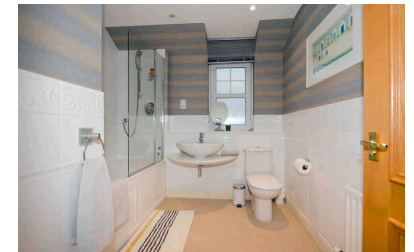
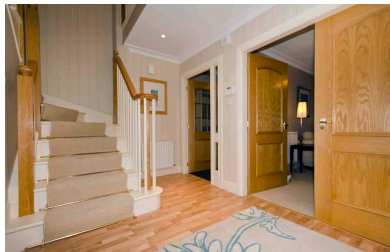
10'0" x 9'2" APPROX

Meantime used as an Office, this room would also suit as a generous fourth bedroom, being carpeted, fitted with double built-in wardrobe, and with ornate light fitting.

### FAMILY BATHROOM

8'9" x 9'8" APPROX

Again, stylishly finished and featuring quality "Dolomite" suite comprising double-ended bath with mixer tap, and above which is a mains chrome shower with glazed screen, oval wash-hand basin on porcelain plinth, and wc. The room is extensively tiled to dado height and lighting is provided by several downlighters. Shaver point. Metallic blind.



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### OUTSIDE

To the front of the property is a neatly maintained garden, enclosed by dwarf wall and wrought iron fence, and mainly in grass with an established variety of shrubs and plants. A tarred driveway provides off-street parking and leads to the SINGLE CAR, INTEGRAL GARAGE, which is fitted with up-and-over, remote controlled door, power, light, and which also houses the central heating boiler. The fully enclosed rear garden enjoys a particularly private aspect, being mainly laid in grass with wooden decking, a paved area, and a well stocked flower bed showing a colourful variety of plants and shrubs. There is a rotary clothes drier and an outside water supply.

### DIRECTIONS

Head west on Great Western Road, continuing through the junction with South Anderson Drive, and take the third turning on the right into Craighton Road. Continue through the traffic lights at Springfield Road and Northcote Avenue is the second turning on the left. Number 40 is a short distance ahead on the left hand side.

### VIEWING

Contact 07808 807732 or 07899 877618 for an appointment.

### 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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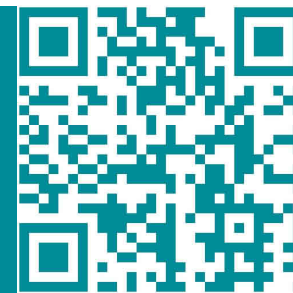
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