



MID-TERRACED DWELLINGHOUSE

42 TOLLOHILL CRESCENT
KINCORTH, ABERDEEN
AB12 5EL

HALL
LOUNGE
BREAKFASTING KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
GCH/DG
INTRUDER ALARM
GARDENS
DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£158,000

DESCRIPTION

We are delighted to offer for sale this highly attractive, two bedroomed, mid-terraced dwellinghouse which enjoys a desirable location in the popular Kincorth area of the city. Having been re-furbished throughout to a superior standard, the home is presented in truly walk-in condition, and only upon interior viewing will the attention to detail and quality of finish be fully appreciated. The property benefits from full double glazing, gas fired central heating and an intruder alarm system and the accommodation comprises: hall, generous lounge, superb breakfasting kitchen with white high gloss fronted units and integrated appliances, two good sized double bedrooms both with built-in storage, and bright bathroom with new white suite and over-bath mains shower. The property is stylishly decorated throughout and is to be sold complete with all fitted floor coverings, curtains, blinds, light fittings and integrated appliances, with certain items of furniture being available by separate negotiation. Early viewing is recommended.

LOCALITY

Kincorth is a well established area of Aberdeen lying to the south of the city centre, popular with families and served by good local amenities. These include primary and secondary schools, local shops serving everyday needs, leisure and recreational activities, community facilities and regular public transport. Good road links ensure ease of access to the city centre, the retail outlets at the Bridge of Dee, and the industrial estates at Altens and Tullos.

HALL

A bright entrance to the home with partially glazed wooden front door. Feature arched alcove with built-in cupboard and glass shelving. Intruder alarm control panel. Understair store cupboard with hooks, light and hatch to underfloor area. Smoke detector. Carpet.

LOUNGE

A generously sized bright and comfortable room with windows to both the front and rear of the home fitted with vertical blinds, curtains and poles. Central to the room is a wall mounted electric fire. Television aerial and telephone points. Carpet.

20' x 10'6" approx

BREAKFASTING KITCHEN

A stunning breakfasting kitchen, recently installed and fitted with a good range of floor and eye level units in white high gloss finish with contrasting work surfaces and splashbacks, and one and a half bowl stainless steel sink and drainer with mixer tap. The integrated electric hob, oven and chimney will be included in the sale, as will the automatic washing machine. Space for fridge/freezer. Glazed door to garden. Several downlighters with under-pelment and plinth lighting also. Breakfast bar. Wood effect vinyl flooring.

11'1" x 9'7" approx

UPPER FLOOR

A carpeted staircase with wooden handrail and spindles leads to the upper landing which has hatch with pull down ladder leading to partially floored loft.

DOUBLE BEDROOM 1

A large double bedroom with two windows to the front of the home fitted with vertical blinds, poles and curtains. A deep cupboard fitted with hooks and shelving provides excellent storage space. Carpet.

15' x 8'8" approx

DOUBLE BEDROOM 2

A further spacious double bedroom to the rear, carpeted and with built-in cupboard fitted with shelving. Vertical blind, pole and curtains.

11'4" x 10'3" approx

BATHROOM

Stylishly finished, this brand new bathroom is fitted with a modern white suite comprising: wc; wash hand basin housed in vanity unit; and bath, above which is a chrome mains shower with glazed door. Full tiling around the bath and shower area and to dado height elsewhere. Frosted glass window with roller blind. Vinyl flooring. Wall mounted medicine cabinet and all usual fittings to remain. Chrome heated towel rail.

6'7" x 5'3" approx

OUTSIDE

The front area of the property has recently been laid in loc-bloc to provide convenient off-street parking. To the rear is an easily maintained garden which is mainly in grass with wooden shed.

DIRECTIONS

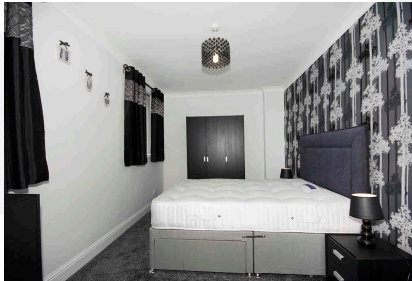
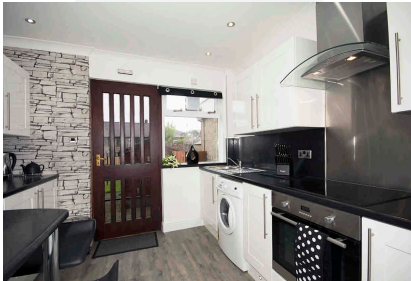
Heading south on Great Southern Road, continue across the King George VI Bridge and take the second exit onto Provost Watt Drive. Continue to the top of the hill turning left at the T-junction, then right onto Tollohill Drive. Tollohill Crescent is the first turning on the left and number 42 is ahead on the left hand side.

VIEWING

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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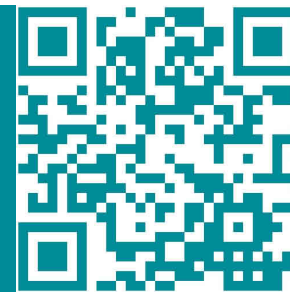
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