



EXECUTIVE TOWNHOUSE

44 HAMMERMAN DRIVE
ABERDEEN, AB24 4SH

ENTRANCE HALL

LOUNGE

DINING KITCHEN

UTILITY ROOM & CLOAKROOM

MASTER BEDROOM & EN-SUITE

TWO DOUBLE BEDROOMS

SINGLE BEDROOM

BATHROOM

GAS CH/DG

GARDENS & DRIVEWAY

SINGLE GARAGE



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£284,000

Within the prestigious Campus Development located in the Hilton area of the City, we are pleased to offer for sale this four bedroom, townhouse with integral single garage completed by Cala Homes. Offering a generous level of thoughtfully laid out accommodation over three floors, this home represents an ideal choice for a family and interior viewing is genuinely recommended. Benefits include the comforts of a gas central heating system, uPVC double glazed windows and off-street parking available. On the ground floor, there is a spacious entrance hall with staircase to first floor level and access into the integral single garage, under stair cloakroom fitted with a two piece white suite, useful utility room with door giving access to the garden, and third double bedroom enjoying French doors to garden. At first floor level, comfortably proportioned lounge to the rear of the home, bright dining kitchen fully fitted and equipped with integral appliances, and single bedroom. A further turned staircase leads up to the second floor, where the rooms comprise: master bedroom with extensive wardrobe space and enjoying the comforts of a en-suite shower room; second double bedroom with wardrobe space; and family bathroom fitted with a white three piece suite and shower over the bath. Outside the gardens are well-maintained with driveway leading up to the garage, while the rear garden is fully enclosed and laid to lawn with paved patio area.



LOCALITY

The property is located within the prestigious Campus Development which is set within thoughtfully laid out, landscaped grounds. The Development enjoys a prime location in the City, convenient for many amenities, including the retail parks at Berryden and Kittybrewster, the Hospital Complexes at Foresterhill and Cornhill, Aberdeen University, many community, recreational and sporting facilities, and regular public transport links. Excellent road links ensure ease of access to the City Centre by one of the main arterial routes, the oil related offices at Dyce and Bridge of Don, and Aberdeen International Airport.



ENTRANCE HALL

Entered via a composite entrance door with glass panel into the spacious Hallway giving access to the ground floor accommodation, Integral Single Garage and staircase to first floor level. Built-in storage cupboard housing the fuse box and electric meter. Smoke detector. Spotlights on track.

CLOAKROOM

Under stair Duravit white suite comprising: wall hung wash hand basin with chrome mixer tap and splashback tiling; and w.c. with concealed cistern. Shaver point. Extractor fan. Vinyl tiled flooring.

BEDROOM 3

11'3" x 9'3" approx

With French doors giving direct access out to the garden, this Double Bedroom is decorated in neutral tones and carpeting. Blinds fitted to French doors. TV and telephone points.

UTILITY ROOM

8' x 6'1" approx

Fitted with a range of cream gloss base and wall units with long chrome handles, laminate wood worktops, mosaic tiled splashbacks, and equipped with Beko washing machine and stainless steel sink with drainer. Concealed wall mounted Potterton central heating boiler. Composite exterior door to garden. Tiled flooring.

FIRST FLOOR

A turned carpeted staircase with white wood banister leads up to the first floor accommodation comprising: Lounge, Dining Kitchen and Single Bedroom. Neutral décor and carpeting.

LOUNGE

15'3" x 10'1" approx

Rear facing comfortably proportioned Lounge entered through a glass paned interior door. With neutral décor and carpeting, the window is fitted with co-ordinating curtains on wooden rail. Two light fittings. Smoke detector.

DINING KITCHEN

17'5" x 14'4" approx. (at widest points)

Particularly bright and airy Dining Kitchen enjoying front facing window and French doors to Juliette style balcony, both fitted with blinds. The instantly appealing Kitchen is fitted with a range of cream gloss base and wall units with long chrome handles, under unit lighting, laminate wooden effect worktops and mosaic tiled splashbacks. Equipped with Siemens integral appliances including: double oven, 4 burner gas hob with stainless steel chimney style extractor hood above, dishwasher, fridge/freezer and 1 ½ stainless steel sink with drainer. Providing an ideal informal family dining space, the room is decorated in neutral tones with vinyl tiled flooring. Spotlighting.

BEDROOM 4

8'3" x 7'2" approx

Situated to the rear of the home, this room is ideal as a Single Bedroom or Study. Neutral décor and carpeting. Window fitted with blinds.

SECOND FLOOR

A turned carpeted staircase with white wood banister leads up to the first floor accommodation comprising: Master Bedroom & En-suite, Double Bedroom and Family Bathroom. Over-stair storage cupboard housing the hot water tank. Neutral décor and carpeting. Hatch to loft.



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MASTER BEDROOM

12'9" x 11'8" approx

The Master Bedroom is situated to the rear of the home with views over the garden, and benefits from double built-in wardrobes with sliding wooden doors providing extensive hanging and shelving space. Decorated in neutral tones with painted dark purple feature wall and cream carpeting. Window fitted with co-ordinating toned curtains on stainless steel rail. Wall mounted shelving.

EN-SUITE

Shower Room comprising: double shower cubicle, full wall aqua panelling and bi-folding glass doors; wash hand basin with chrome mixer tap set within vanity unit, tiled splashbacks, and wall mounted mirrored storage cabinet; and w.c. with concealed cistern. Rear glazed window. Shaver point. Vinyl flooring.

BEDROOM 2

13'5" x 10' approx

A good sized Double Bedroom benefitting from a built-in wardrobe providing hanging and shelving space, accessed by sliding wooden doors. Front facing twin windows fitted with co-ordinating roller blinds and floor length curtains on wooden rail. Painted feature wall, neutral tones and carpeting.

BATHROOM

7'2" x 6'7" approx

Family Bathroom comprising: bath with shower head attachment above, shower curtain and full wall ceramic tiling; wash hand basin with chrome mixer tap set within vanity unit, splashback tiling; and w.c. with concealed cistern below front facing glazed window. Shaver point. Extractor fan. Vinyl tiled flooring. Spotlights.

OUTSIDE

To the front there is an area of lawn and loc-bloc driveway providing off-street parking leading up to the Integral Single Garage, 17'7" x 9'3" approx. fitted with power/light and water tap. Fully enclosed garden to the rear laid to lawn and a paved patio area.

DIRECTIONS

From Union Street, take a left onto Rose Street and continue up Esslemont Avenue. Turn left at the traffic lights onto Rosemount Place, and then turn right at the traffic lights into Argyll Place and continue onto Westburn Road. Continue to the six roads roundabout and take the third exit onto Hilton Drive. Continue ahead and turn right into Hammerman Avenue and then next right into Hammerman Drive. Number 44 is situated a short distance along on the right hand side, as indicated by our for sale sign.

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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