



END-TERRACED DWELLINGHOUSE

44 MORTIMER DRIVE
ABERDEEN, AB15 8EL.

ENTRANCE VESTIBULE

HALL

LOUNGE

DINING KITCHEN

2 DOUBLE BEDROOMS

SHOWER ROOM

GAS CH/DG

EXTENSIVE LOFT

CAVITY WALL INSULATION

COMMUNAL GARDENS

ON-STREET PARKING



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£165,000

DESCRIPTION

We are pleased to offer for sale this attractive, two double bedroom, end-terraced dwellinghouse which is located within an established residential area of the city. Offering a generous level of accommodation spanning two floors, this immaculate home boasts tasteful décor and enjoys the benefits of a gas fired central heating system, timber framed double glazed windows, cavity wall and loft insulation. On the ground floor level there is a tastefully presented lounge with feature fireplace, and superbly appointed dining kitchen fitted with a comprehensive range of beech effect cabinets, and quality appliances. The well proportioned double bedrooms are both located on the first floor and each benefit from built-in wardrobes. A stylish shower room, also on the first floor, boasts contemporary sanitary ware in a white finish with power shower and quality "Grohe" fittings, and completes the accommodation. The communal garden areas surrounding the property are well maintained, there are shared rotary clothes dryers to the side, and ample on-street parking facilities. Included in the sale are all floor coverings, window blinds, curtains, light fittings and white goods in the kitchen, and interior viewing is genuinely recommended to appreciate this "ready to move into" home.

LOCALITY

Located within a well established residential area, the property is within easy reach of the City Centre, whilst local amenities include shops serving everyday needs, pleasant walks at Hazlehead Park, popular golf courses, a swimming pool, top performing primary and secondary schools. The excellent retail facilities at Westhill which include Tesco, Costco and Marks & Spencer outlets, and the office complexes at Kingswells and Westhill are also easily accessible.

ENTRANCE VESTIBULE

Accessed via partially glazed front door with side screen, the bright vestibule benefits from a built-in cloak cupboard which houses the electricity meter/fusebox. Oak flooring. Glazed door to hall.

HALL

Large understair storage cupboard with light. Smoke detector. Oak flooring. Staircase to first floor.

LOUNGE

Glazed double doors from the hall open into the tastefully presented lounge, the focal point of which is the walnut fireplace with polished marble inset and hearth incorporating an electric coal effect fire. A full height window provides a good flow of natural light and offers an open outlook to the side of the property. Television aerial point. Triple shade ceiling light. Vertical blind and full length curtains fitted to metal pole. Carpeted floor.

16'1" x 11'9" approx

DINING KITCHEN

Superbly appointed kitchen, affording ample space for dining. Well equipped with a comprehensive range of beech effect, shaker style cabinets complemented by contrasting granite effect work surfaces, under-unit lighting, and splashback tiling. 1.5 stainless steel sink and drainer with mixer tap, above which is a front facing window fitted with vertical blind. "Bosch" 4-burner gas hob, and eye level electric double oven/grill. The "Liebherr" refrigerator and freezer, and "John Lewis" washing machine will remain. Built-in cupboard with light housing the central heating boiler. Telephone point with Broadband facility. Two spotlight fittings. Vinyl flooring. The wooden table and 2 co-ordinating chairs will remain.

15'10" x 7'6" approx

FIRST FLOOR

A turned, carpeted staircase with open wooden spindles and handrail ascends to the first floor landing where wooden panelled doors open into the remaining rooms. Hatch access to extensive, fully floored and insulated loft space with light, accessed via pull down Ramsay ladder.

DOUBLE BEDROOM 1

Generously proportioned double bedroom benefiting from two built-in wardrobes which provide ample hanging and shelving facilities. Side facing window offering a pleasant open outlook. Vertical window blind and full length curtains fitted to metal pole. Laminate wood flooring.

13'11" x 11'10" approx

DOUBLE BEDROOM 2

Attractive double bedroom displaying neutral décor and co-ordinating carpet, and vertical blind fitted to front facing window. Two built-in wardrobes fitted with hanging rails and shelves.

14'2" x 7'8" approx

SHOWER ROOM

Stylish shower room installed by "Laings Kitchens & Bathrooms" and fitted with a range of contemporary, white sanitary ware and quality "Grohe" fittings comprising: wc; wall-hung wash basin with chrome mixer tap; and large, fully tiled shower enclosure with chrome power shower, and sliding glass door. Circular fitted wall mirror and co-ordinating chrome accessories. Tall chrome ladder style radiator. Extractor fan and recessed downlighters. Opaque front facing window fitted with roller blind. Ceramic floor tiles.

OUTSIDE

Well maintained, communal garden grounds. Shared rotary clothes dryers.

DIRECTIONS

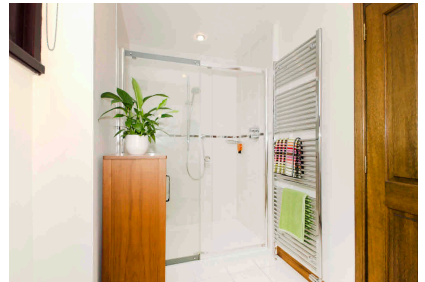
From the West End of Union Street travel ahead onto Alford Place, Albyn Place, and to the roundabout at Queen's Cross. Take the second exit onto Queen's Road and travel straight ahead at the following two roundabouts turning left into Provost Graham Avenue and first right into Hazlehead Gardens. Turn left into Hazlehead Road and at the end turn right into Mortimer Drive, where number 44 is the first house on the right hand side of the road.

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.



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents

Gavin Bain & Company
432 Union Street
Aberdeen AB10 1TR

t: 01224 623040

f: 01224 623050

e: info@gavin-bain.co.uk

www.gavin-bain.co.uk





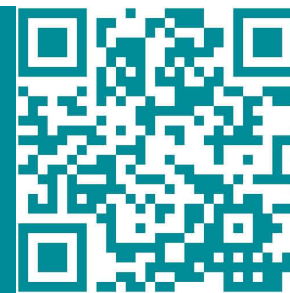
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