



SEMI-DETACHED DWELLINGHOUSE

4 DEVANHA GARDENS SOUTH
ABERDEEN, AB11 7UG

ENTRANCE VESTIBULE & HALL
LOUNGE
DINING ROOM
KITCHEN
STUDY
SHOWER ROOM
UPPER HALL
THREE DOUBLE BEDROOMS
BATHROOM
ATTIC ROOM
GAS CH/DG
GARDENS
ON-STREET PARKING



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



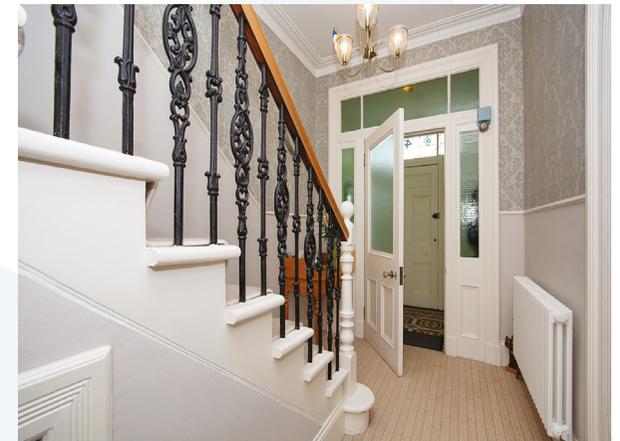
Offers Over

£375,000

We are delighted to offer for sale this impressive, traditional granite semi-detached dwellinghouse on a quiet, tree-lined street located within the highly desirable Ferryhill area of the City. Offering a spacious level of accommodation spanning two floors, the home has been maintained to a very high standard by the current owner and enjoys the benefits of a superb, extended kitchen with peaked roof and addition of a smart shower room. Representing an enviable family home full of character, other benefits include a gas central heating system with new boiler installed approximately four years ago, electric underfloor heating to the kitchen and shower room on the ground floor of which both rooms have also been heavily insulated, a hive remote control system, full timber double glazing and an abundance of period features including high ceilings with moulded corning, original fireplaces, dado and picture railing, double height skirting boards and the original staircase with cast iron spindles and oak wood hand rail. Tastefully decorated throughout in wallpapering and painted finishes complimented by a combination of quality floor coverings, the rooms on the ground floor comprise: entrance vestibule and grand hallway; elegant formal lounge with deep front facing bay window and focal point fireplace; a bright and airy dining room on open plan concept to the beautifully appointed shaker style kitchen with wooden block worktops and fully equipped with appliances; useful study; and shower room fitted with quality sanitary ware. At first floor level, there is an attractive master bedroom with deep bay window and decorative, original fireplace; rear facing double bedroom with extensive built-in wardrobe and cupboard space; further good sized double bedroom; and family bathroom fitted with a traditional white suite and shower over the bath. A staircase from the upper hall leads up to the spacious and versatile attic room currently used as an office. Outside there is on-street parking available with a residents permit and the gardens are well tended to both the front and rear. The attractive, walled rear garden is fully enclosed offering a safe haven for children and pets, terracing upwards with areas of lawn, mature shrubbery and low maintenance pebbling. Included in the sale are all light fittings, window dressings and appliances in the kitchen, and interior viewing is strongly recommended to appreciate this charming property in truly ready to move in order.

LOCALITY

Ferryhill is one of Aberdeen's most popular residential areas being located within only a few minutes walking distance of the City Centre. The area has an established sense of community with a wide range of excellent amenities, including Primary School, Community Centre, the superb Duthie Park and Winter Gardens, Albury Park and Tennis Courts, two Hotels, Medical Centre, and excellent public transport links to the Industrial Estates and other parts of the City.



ENTRANCE VESTIBULE

6'7" x 4'6" (2m x 1.37m) approx

Entered via a hardwood entrance door with stained glass side panels and fan light above into the charming home. Low level cupboard housing the consumer unit and electric meter. Further cupboard housing the gas meter. Original patterned tiled flooring.

HALLWAY

12'3" x 6'7" (3.73m x 2m) approx

A frosted glass paned interior door with side panels and fan light leads into the elegant Hallway providing access to most of the ground floor accommodation through wood panelled interior doors with patterned door handles. Decorated in neutral tones with patterned wallpapering separated by a dado rail. Under stair storage cupboard. Ceiling cornicing. Double height skirting boards. Chandelier style light fitting. Carpeted.

LOUNGE

16'7" x 12'4" (5.05m x 3.76m) approx

Most charming formal living space boasting period features which include a deep frontal bay window, high ceiling with moulded plaster cornicing, double height skirting boards, two alcoves either side of the fireplace with wall mounted lighting and a chandelier style light fitting. An impressive focal point is the fireplace with ceramic tiled surround and hearth and white wood mantle. Decorated in neutral tones with a wallpapered accent wall behind the fireplace and beige carpeting.

DINING ROOM

15'4" x 12'4" (4.67m x 3.76m) approx

With a bright and airy ambience, this delightful, spacious Dining Room provides ample space for a large dining table and chairs as well as space for relaxing. On open plan concept to the Kitchen the space is ideal for those with families and a large rear facing window provides a view out to the attractive garden area. Wall mounted contemporary fireplace. Alcove fitted with white wood shelving and cupboard. Further alcove with wall mounted TV to remain. With a painted feature wall, the remainder of the walls are neutrally painted with picture railing and wooden flooring. Window fitted with venetian blinds. Central pendant light fitting.

KITCHEN

18'8" x 7' (5.69m x 2.13m) approx

Beautifully appointed shaker style Kitchen fitted with a range of cream matte base and wall cabinets, some glass fronted wall units, all with brushed chrome handles, incorporated wine racks, wooden

block work surfaces and ceramic tiled splashbacks. Fully equipped with appliances including: large integrated Hotpoint oven; 4 burner gas hob with stainless steel, chimney style extractor hood; integral dish washer; integral washing machine; free-standing fridge and freezer; and 1 ½ stainless steel sink with mixer tap and drainer below side facing window. Further side facing window also fitted with venetian blinds, ample natural light is flooded in by two additional velux windows, and direct access is gained to the Rear Garden through double glass paned timber exterior door. Concealed wall mounted central heating boiler. Vertical radiator. Ceramic floor tiles with the benefit of electric under floor heating. Recessed spotlights and pendant light fitting within space for informal dining.

STUDY

6'4" x 5'5" (1.93m x 1.65m) approx

Useful Study situated under the stairs with access into the Shower Room. Neutral décor. Carpeted. Vertical radiator.

SHOWER ROOM

6'3" x 6'1" (1.9m x 1.85m) approx

Smart Shower Room benefiting from under floor heating with high gloss ceramic floor tiles, and comprises: corner shower enclosure, chrome fixtures, sliding glass doors and full wall aqua panels; wash hand basin with mixer tap, set within vanity unit; and w.c. Glazed rear facing window with venetian blind. Decorative feature fireplace. Pendant light fitting.

UPPER HALL

A carpeted turned staircase with wrought iron banister and oak wood hand rail ascends to the first floor accommodation. The elegant décor is continued up the staircase and to upper hall with dado railing. Stained glass skylight drawing natural light from the Attic Room.

MASTER BEDROOM

17'5" x 11'4" (5.3m x 3.45m) approx

Attractive Master Bedroom situated to the front of the home with a bay window fitted with venetian blinds. This spacious and bright room has ample space for a range of free-standing storage furniture, and there is neutral décor and carpeting complimenting the double height skirting boards, ceiling cornicing and central chandelier light fitting. A focal point to the room is the original fireplace with tiled hearth and wallpapered accent wall. Two wall mounted light fittings.



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



Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

BEDROOM 2

12'8" x 10'2" (3.86m x 3.09m) approx

A generously sized rear facing Double Bedroom enjoying extensive built-in wardrobe and cupboard space. Decorated in neutral tones and carpeting, with double height skirting boards, picture railing and ceiling cornicing. Further built-in storage cupboard. Large window overlooking the rear garden fitted with venetian blinds. Chandelier style light fitting.

BEDROOM 3

11'9" x 8'5" (3.58m x 2.57m) approx

Third Double Bedroom with front facing window fitted with a venetian blind. This room enjoys a feature original tiled fireplace and is decorated in neutral tones with wooden flooring, double height skirting boards and picture railing. Pendant light fitting.

BATHROOM

6'4" x 6'4" (1.93m x 1.93m) approx

Fitted with a traditional white suite comprising: bath with over-head shower, glass screen and two toned, splashback ceramic tiling; pedestal wash hand basin with chrome fixtures and splashback wall tiles; and w.c. Upright chrome heated towel rail. Rear facing glazed window with deep display sill, and fitted with venetian blinds. High gloss ceramic floor tiles.

ATTIC ROOM

17'4" x 12'2" (5.28m x 3.7m) approx

A wooden staircase ascends to the spacious Attic Room currently used as an Office space, although this versatile room would also be ideal as a play room, music room or cinema room. Fitted with built-in storage cupboards, drawer units and work surfaces providing generous office facilities. Several velux windows to front and rear of the home. Eaves storage space. Spotlight fittings on a stainless steel track. Carpeted. Neutral décor.

OUTSIDE

The gardens to the home are well maintained and on-street resident permit parking is available to the front. A paved path leads up to the front door of the home, a neat hedge provides an element of privacy to the Front Garden with a lawn area and an array of mature plants and trees. A paved path gives access round the side of the home through timber gate. Timber shed to remain. The attractive, walled Rear Garden terraces upwards, is fully enclosed and features areas of low maintenance pebbling, mature borders with a variety of colourful shrubbery separated by picket fencing and a lawn area. External water tap and power sockets.

DIRECTIONS

From Union Street continue south onto Holburn Street and at the roundabout take the first exit onto Fonthill Road. Turn right onto Polmuir Road and then first left onto Devanha Gardens. Continue to follow the road round onto Devanha Gardens South where number 4 is situated on the right hand side of the road, clearly identified 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.

