



SEMI-DETACHED DWELLINGHOUSE

4 SOUTH GRAMPIAN CIRCLE, ABERDEEN AB11 8HH.

ENTRANCE HALL

LOUNGE/DINING ROOM

FITTED KITCHEN

3 DOUBLE BEDROOMS

BATHROOM

SINGLE GARAGE

GAS CH/DG

GARDENS

DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

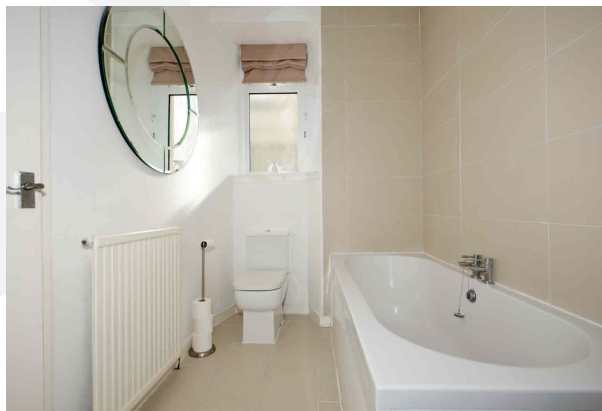
£155,000

DESCRIPTION

We are pleased to offer for sale this attractive, three bedroom, semi-detached dwellinghouse which is located within a quiet one-way street, in the established Torry area of the city. Offering a generous level of family sized accommodation spanning two floors, this stylishly presented home enjoys the benefits of gas fired central heating with combi boiler, uPVC double glazed windows and doors, and a single car garage with off-street parking provided on a shared driveway. The décor throughout is tasteful and there is a bright and airy ambience throughout, with fabulous far-reaching views enjoyed from the rear facing windows. Included in the sale are all carpets, fitted floor coverings, window blinds, light fittings and certain white goods in the kitchen, and the ground floor rooms comprise: bright entrance hall; instantly appealing lounge/dining room with direct access to the rear garden via french doors; smart well equipped kitchen fitted with a comprehensive range of white, high-gloss cabinets; and most attractive bathroom fitted with modern, white 3-piece suite and corner shower enclosure. A turned, carpeted staircase ascends to the first floor where three good sized double bedrooms, two of which benefit from generous mirror-fronted wardrobes, complete the accommodation. Outside the garden areas are well maintained, and enjoy a particularly sunny and private aspect to the rear.

LOCALITY

The property is located in the well established Torry area of the City, and within easy access of Union Square, the railway station, bus depot, and Aberdeen City Centre. The area has a good sense of community and offers a wide range of amenities, including primary and secondary schools, local shops and supermarkets, a regular public transport service, leisure and recreational activities, including a swimming pool and golf course. The property is also ideally placed for easy access to the oil related offices at Tullos, Altens and Badentoy.



ENTRANCE HALL

Bright entrance to the home accessed via a white uPVC front door. Understair cloak cupboard, and white panelled interior doors, with solid wood flooring. A side facing window with deep sill draws in ample natural light. Two telephone points. Staircase to first floor.

LOUNGE/DINING ROOM

Instantly appealing and stylishly presented room, which comfortably accommodates both lounge and dining furniture, with front facing window and french doors opening onto the rear garden. Two floating wall shelves. Television aerial point with satellite connection. Vertical radiator. Pendant light fitting. Roman blind and full length curtains on metal pole fitted to window and French doors. Solid wood flooring. Door to kitchen.

17'8" x 12" approx

FITTED KITCHEN

Smart kitchen fitted with a comprehensive range of base, eye level, and drawer units in a white, high-gloss finish complemented by brushed steel handles, contrasting wood effect work surfaces, and white splashback tiling. 1.5 stainless steel sink and drainer with mixer tap, above which is a rear facing window which enjoys a pleasant outlook over the garden. Built-in ceramic hob, eye level microwave oven and double electric oven/grill. The "Beko" washing machine will remain, whilst the American sized fridge/freezer is available by separate negotiation. Spotlight fitting. Black vinyl floor tiles.

11'6" x 7'5" approx

BATHROOM

Most attractive bathroom fitted with modern, white, sanitary ware, comprising: wc, wash hand basin on pedestal, double-ended bath, and corner shower enclosure fitted with "Triton" electric shower and curved sliding doors. Ceramic wall tiles within the shower, around the bath, and to the splashback areas. Mirror fronted medicine cabinet above the wash hand basin. Glass surface mounted ceiling light. Opaque glass side facing window fitted with roman blind. Ceramic floor tiles.

FIRST FLOOR

A turned, carpeted staircase with fixed wooden handrail ascends to the first floor where a front facing window floods the area with natural light, and white panelled doors open into the remaining rooms. Spotlight fitting and smoke detector.

DOUBLE BEDROOM 1

Lovely, bright room enjoying spacious proportions and with dual aspect windows which offer a fabulous open view towards the city. Two mirror-fronted wardrobes provide generous

18' x 8'11" approx

hanging and shelving facilities, whilst there is ample floor space to accommodate a range of free standing furniture. Satellite connection. Pendant light fitting. Roller blinds fitted to windows. Solid wood flooring.

DOUBLE BEDROOM 2

Good sized rear facing room, again with far-reaching open view, and with ample floor space for free standing furniture. Co-ordinating décor, roller blind and carpet. Pendant light fitting. Satellite connection.

12'11" x 10' approx

DOUBLE BEDROOM 3

Charming, side facing room with striking accent wall and mirror fronted wardrobes along another wall. Satellite connection. Pendant light fitting. Roller blind and carpet.

11' (into window) x 6'3" approx

OUTSIDE

There is a small neatly maintained area of lawn to the front of the property with a path to the front door. The remainder of the garden is laid in stone chips, with a shared driveway providing convenient off-street parking, and access to the SINGLE GARAGE, which is detached from the property, and fitted with a workbench. The sizeable rear garden enjoys a particularly sunny and private aspect, and is enclosed by wooden fencing and a mature hedge. Extensive lawn, with a small patio area providing a perfect space for al fresco dining. Sensor activated security light. Rotary clothes dryer.

DIRECTIONS

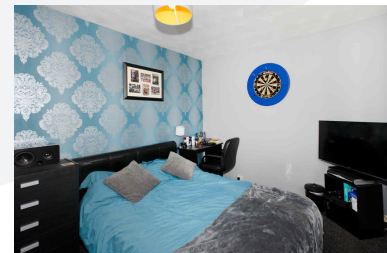
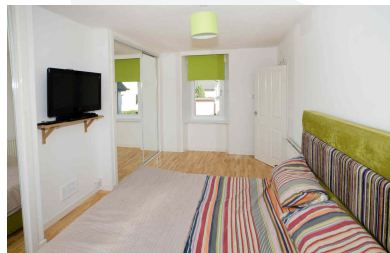
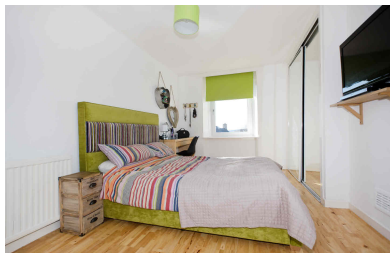
From Union Street turn onto Market Street. Travel across Victoria Bridge and up Victoria Road, turning right onto Grampian Road. At the junction turn left onto Grampian Place then second right into South Grampian Circle, where number 4 is located on the right hand side of the road.

VIEWING

Tel 07379 405106 or 07487 842135 (Davidson).

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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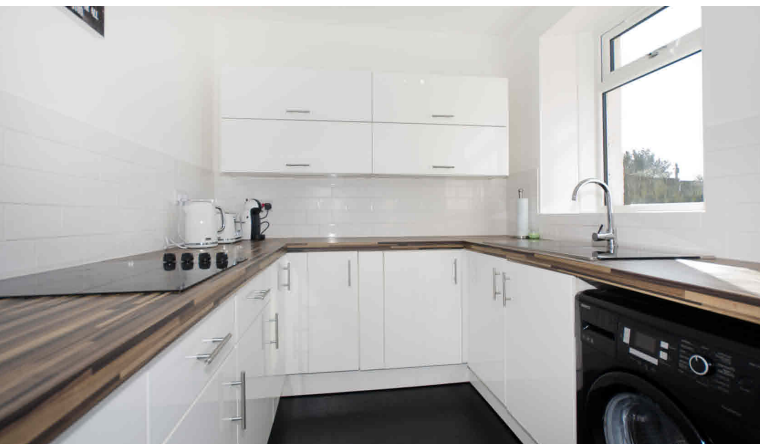
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