



SEMI-DETACHED DWELLINGHOUSE

5 MONYMUSK TERRACE
ABERDEEN, AB15 8NX

- VESTIBULE
- HALL
- LOUNGE
- DINING ROOM
- BREAKFASTING KITCHEN
- CLOAKROOM
- 3 BEDROOMS
- BATHROOM
- GARDENS
- DRIVEWAY & GARAGE
- GCH/DG/INTRUDER ALARM



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£325,000

DESCRIPTION

We present for sale this most attractive three bedroomed semi-detached dwellinghouse which enjoys an enviable position within a quiet cul-de-sac. Set within the sought after Craigiebuckler area of the city, the property is well laid out to provide a good standard of accommodation over two floors, and boasts the comforts of full double glazing, gas fired central heating, and intruder alarm system. The rooms comprise vestibule and hall, generous front facing lounge with bay window, dining room with breakfasting kitchen on open plan, and cloakroom on the ground floor, whilst on the first floor are two spacious double bedrooms both with built in wardrobes, single bedroom and luxury bathroom, fully tiled, and with quality white suite and separate shower enclosure. The home, which has been well maintained over the years, is presented in good order throughout and further note will be the detached single car garage with convenient off-street parking, and the established nicely maintained gardens to both the front and rear. All carpets, fitted floor coverings, curtains, blinds, light fittings and white goods will be included in the sale enabling the buyers to move in with the minimum of inconvenience, and certain other items may be available for purchase by separate negotiation. Early viewing is recommended.

LOCALITY

The home is located in a sought after residential area lying to the west of the city centre, popular with families and within easy reach of many amenities including primary and secondary schools, local shops serving everyday needs, community and leisure activities and excellent public transport links to and from the city centre.



VESTIBULE

With partially glazed wooden front door and good sized cloaks cupboard with shelving. Matwell with hatch to underfloor area. Laminate floor. 15 paned door to hall.

HALL

A carpeted hallway with intruder alarm control panel and under stairs storage cupboard. Smoke detector.

LOUNGE 16'5" (into bay window) x 12'10" approx

A most attractive bright room with box bay window to the front of the property fitted with vertical blinds and curtains. Central to the room is a stone fireplace with marble hearth housing living flame gas fire. Carpet. Television aerial point and telephone point.

DINING ROOM 14'4" x 11'1" approx

A bright dining room to the rear of the property and with views to the enclosed garden. Two down lighters. Curtains. Telephone point.

BREAKFASTING KITCHEN 11'1" x 8'6" approx

On open plan with the dining room this is a well appointed kitchen which is fitted with a range of floor and eye level units in white with contrasting work surfaces incorporating one and a half bowl white sink and drainer with mixer tap. Appliances include integrated electric hob, oven, extractor hood, 'John Lewis' automatic dishwasher, 'Zanussi' automatic washing machine, and fridge. Splashback tiling. Laminate wood flooring. Breakfast bar. Glazed door to garden.

CLOAKROOM

A lovely cloakroom fitted with white suite comprising WC with concealed cistern and wash hand basin housed in vanity unit with large mirror above. Tiled to dado height with border. Extractor Fan. Heated towel rail. Two down lighters. Tiled flooring.

UPPER FLOOR

A carpeted staircase leads to the upper floor landing which has hatch to insulated loft. Vertical blind and curtains.

DOUBLE BEDROOM 1 12'10" x 10'10" approx

A large front facing double bedroom featuring an extensive range of built in storage in beech finish including wardrobes and chests of drawers. The window affords a lovely open aspect and is fitted with vertical blind and curtains. Carpet. Two spotlight fittings. Telephone point and television aerial point.

DOUBLE BEDROOM 2 12" x 10'5" approx

Another spacious double bedroom, rear facing, carpeted and

again with extensive built in wardrobes with mirrored sliding doors housing hanging and shelving space. Further storage cupboard. Built in desk and chest of drawers in pine. Curtains. Television aerial point.

BEDROOM 3 9" x 7'9" approx

An ideal third bedroom to the front of the property, carpeted and with windows to both the front and side. Telephone point. Shelving. Vertical blind.

BATHROOM 8'8" x 6'9" approx

A luxury bathroom, finished to a high standard, fully tiled and featuring quality suite in white comprising WC, wash hand basin housed in vanity unit, double ended bath and separate shower enclosure with aqua panelled walls and mains shower. Above the wash hand basin a large wall mounted mirror with lighting and storage cupboard. Heated chrome towel rail. Frosted glass window with blind. Tiled floor. Two downlighters. Electric underfloor heating.

OUTSIDE

To the front of the home is an easily maintained garden which is mainly laid in gravel chips. A lock block driveway provides off-street parking for several cars and leads to the single car detached garage which is fitted with power, light and door to the garden. The garage also houses a tumble dryer and freezer which will be included in the sale. The large fully enclosed rear garden is particularly well maintained and features shaped lawn with well established flower borders, paved patio, shed, rotary clothes dryer and tap. Security light.

DIRECTIONS

From the west end of Union Street, continue onto Alford Place, thereafter Albyn Place and ahead at the roundabout onto Queens Road. Continue through the roundabout at Anderson Drive and take the 5th Turning on the left just past the traffic lights into Hazeldene Road. Turn second left into Craigiebuckler Avenue and Monymusk Terrace is the third turning on the right. Number 5 is located 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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