



DETACHED BUNGALOW

7 FIFEHILL PARK  
DYCE, ABERDEEN  
AB21 7NS

VESTIBULE & HALL

LOUNGE

FITTED KITCHEN

2 DOUBLE BEDROOMS

SHOWER ROOM

LOFT

GARDENS

ELECTRIC HEATING

DOUBLE GLAZING



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

**£163,000**



## DESCRIPTION

We present for sale this spacious and well laid out two bedroomed detached bungalow which enjoys an enviable setting in a quiet cul-de-sac in the popular Dyce area of the city. Benefitting from full double glazing and electric heating, the property provides a generous level of accommodation on one floor and is set within a good sized garden. The rooms comprise vestibule, hall with two cupboards and access to a spacious loft, generous front facing lounge, fitted kitchen, two double bedrooms, both with built in wardrobes, and spacious shower room with light coloured suite. There is a tarred driveway to the side and all fitted floor coverings, blinds, light fittings and kitchen white goods are to be included in the sale. To fully appreciate the potential on offer within this property, interior viewing is recommended.

## LOCALITY

Dyce is a sought after and long established area of the city, popular with all ages and well served by an excellent range of amenities. These include the nearby ASDA supermarket and other retail outlets, health centre, Primary and Secondary schools, sport and recreational activities, community facilities and good transport links to and from the city centre, the industrial estates and Aberdeen Airport.

## VESTIBULE

A bright entrance to the home with glazed uPVC front door. Laminate flooring. Matwell and hatch. Partially glazed door to hall.

## HALL

With dark wood panelled doors giving access to all rooms. Two cupboards, one with hatch and pull down ladder leading to extensive loft. Telephone point.

## LOUNGE

A particularly spacious L-Shaped room with extensive windows to the front of the home. Television aerial point. Vertical blinds.

18'7" x 20' approx

## FITTED KITCHEN

Accessed from the lounge and fitted with floor and eye level units with stainless steel sink and drainer. The Bosch automatic washing machine and fridge as well as the slot in four ring electric cooker will be included in the sale. Two windows overlooking the rear garden. Laminate floor.

7'6" x 7' approx

## DOUBLE BEDROOM 1

A good sized double bedroom, carpeted and with pole and curtains. Two double built in wardrobes, one with shelving.

13'1" x 9'5"

## DOUBLE BEDROOM 2

Another good sized double bedroom again carpeted and with curtains. Built in wardrobe with hanging rail and shelving.

13'1" x 8'

## SHOWER ROOM

A spacious shower room, bright, tiled to dado height and fitted with three piece cream suite comprising WC, wash hand basin on pedestal and corner shower enclosure with glazed doors, housing 'Mira Sport' instant electric shower. Vinyl flooring.

8'3" x 5'3"

## OUTSIDE

The property is set within a large enclosed garden with the area to the front being mainly in grass with established shrubs and tree. A tarred driveway provides convenient off-street parking for two cars and a path to the side leads to the private rear garden which is mainly laid in gravel chips with hedge surrounding, wooden shed and rotary clothes dryer. There is also an exterior lockable store to the front of the home.

## DIRECTIONS

On entering Dyce from Aberdeen turn right at the Marriot Hotel onto Riverview Drive and take the third turning on the left onto Netherview Avenue. Take the second exit at the roundabout and Fifehill Park is the second turning on the left. Number 7 is in the cul-de-sac to the right.

## 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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& 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](mailto:info@gavin-bain.co.uk)

[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)



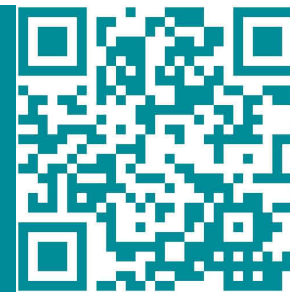
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