



DETACHED DWELLING HOUSE

1 SEAFIELD DRIVE WEST,
ABERDEEN, AB15 7XA

VESTIBULE
HALL
LOUNGE
KITCHEN
SUN LOUNGE
2 DOUBLE BEDROOMS
BATHROOM
UPPER HALL
2 FURTHER BEDROOMS
CLOAKROOM
GAS C.H. & D.G.
GARDENS TO FRONT AND REAR
DOUBLE GARAGE



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



Offers Over

£330,000

Enjoying a pleasant location within the popular Seafield area of the City this spacious three/four bedroom detached dwelling house is in need of some modernisation benefits from gas fired central heating and is fully double glazed. Providing spacious family accommodation the accommodation comprises of a spacious and welcoming entrance vestibule and hallway which in turn lead to the bright and airy lounge which is located to the front of the property and features a bay window and a tiled fireplace housing a gas fire. Also located to the front the family room/ bedroom four features a bay window and is fitted with a range of built in wardrobes with a central vanity area with mirror and drawer units. To the rear of the property the kitchen is in need of modernisation but is currently fitted with a range of base and wall units with integrated appliances and has been finished with wood panelling, leading from the kitchen is a sun lounge which enjoys a pleasant aspect over the private rear garden. This room is plumbed for an automatic washing machine and also houses the central heating boiler. Completing the accommodation the ground floor is a large double bedroom and a bathroom fitted with a three piece suite with a shower attachment and splashback tiling fitted above the bath. A carpeted staircase with wooden handrail leads to the upper hallway off of which there are two further generously proportioned double bedrooms and a cloakroom. Outside a tarred driveway to the side of the property provides ample off-street parking and leads to the double detached garage and to a further tarred parking area to the rear. The front garden has been finished with granite chippings for ease of maintenance and planted with a range of shrubs and flowers providing seasonal colour. To the rear there are two paved patio areas and a mature, well stocked flower and shrub border and rotary dryer.



LOCALITY

The Seafield area of the city lies to the west of the city centre, close to the residential districts of Mannofield and Airyhall. The area is well served by excellent local shops, a library, community centre, health facilities and a regular bus service. There are several other playparks within easy reach making this an excellent location for those with young children.

VESTIBULE

HALL

LOUNGE

KITCHEN

SUN LOUNGE

FAMILY ROOM/BEDROOM 4

BEDROOM 1

BATHROOM

UPPER HALL

BEDROOM 2

BEDROOM 3

CLOAKROOM

OUTSIDE

A tarred driveway to the side of the property provides ample off street parking and leads to a further tarred parking area to the rear and to the double detached garage. The garden to the front of the property has been finished with granite chippings for ease of maintenance and is planted with a range of mature shrubs and flowers providing seasonal colour. To the rear there are two paved patio areas and a raised flower and shrub border. Rotary dryer.

4.69m x 4.20m (15`4" x 13`8")

3.04m x 2.43m (10` x 8`) approx

4.75m x 2.28m (15`6" x 7`5")

4.20m x 3.38m (13`8" x 11`10") approx

3.56m x 3.23m (11`7" x 10`6") approx

4.23m x 2.65m (13`9" x 8`7") approx

3.93m x 3.59m (12`9" x 11`8") approx

DIRECTIONS

From Holburn Junction travel south along Holburn Street and turn first right into Union Grove. At the roundabout with Forest Road proceed straight ahead on to Cromwell Road. At the next roundabout proceed straight ahead on to Seafield Road. Seafield Drive West is the second road on the right hand side and the property is the first house on the left.

VIEWING

By contacting Solicitors

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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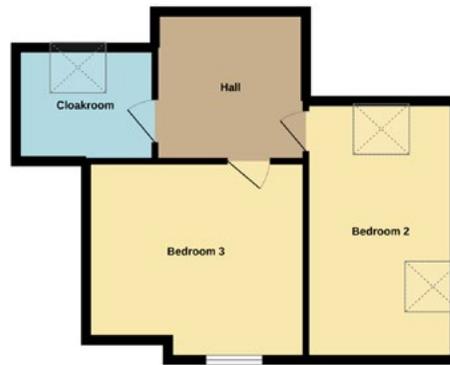
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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