



MID TERRACED DWELLINGHOUSE

30 TOLLOHILL PLACE
ABERDEEN, AB12 5ED

HALL
LOUNGE/DINING ROOM
KITCHEN
UPPER HALL
2 BEDROOMS
SHOWER ROOM
GARDENS
PARKING
GAS C.H. & D.G.



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



Offers Over

£130,000

Enjoying a pleasant location within a quiet, well established residential area this spacious Two-Bedroom Mid Terraced Dwellinghouse provides excellent family accommodation close to all local amenities. Tastefully decorated in neutral tones and finished with natural wood flooring the property also benefits from gas fired central heating and is fully double glazed. The bright and airy lounge/dining room enjoys a pleasant dual aspect to both the front and rear of the property and has been tastefully decorated in neutral tones and finished with natural wood flooring. The kitchen has been fitted with a range of modern base and wall units which provide ample storage space with wooden worksurfaces and tiled splashbacks. A wooden staircase leads to the upper floor where the two generously proportioned double bedrooms and the recently re-fitted shower room are located. Outside there is a paved parking area and further gravelled area to the front of the property together with a large garden to the rear which has been mainly laid to lawn, with a wooden deck area and garden shed.

LOCATION

Kincorth is a popular and well-established residential area located to the south of Aberdeen city. Ideally placed for access to the business parks at Altens, Tullos and Portlethen, also within easy reach is Robert Gordon University's Garthdee Campus at Bridge of Dee. The area is well served by a range of amenities, including a variety of local shops serving everyday needs, supermarkets, primary and secondary schools, and medical facilities. Leisure facilities include a sports centre, swimming pool, and community groups.

HALL
LOUNGE/DINING ROOM
KITCHEN
UPPER HALL
DOUBLE BEDROOM 1
DOUBLE BEDROOM 2
SHOWER ROOM

5.89m x 3.20m (19' 4" x 10' 6") approx
3.47m x 2.20m (11' 5" x 7' 3") approx

4.14m x 2.66m (13' 7" x 8' 9") approx
3.09m x 2.51m (10' 2" x 8' 3") approx

OUTSIDE

The garden to the front of the property has been finished with granite chippings for ease of maintenance together with a gravelled and paved parking area. The good-sized rear garden has been mainly laid to lawn with a wooden deck area and wooden garden shed.

DIRECTIONS

From the west end of Union Street turn into Holburn Street; at the roundabout take the second exit onto Great Southern Road and continue straight ahead at the next two roundabouts and cross the Bridge of Dee. At the next roundabout take the second exit into Provost Watt Drive and continue to its end turning left and first right into Tollohill Square and immediately left into Tollohill Drive. Tollohill Place is second on the left and the property is located a short distance ahead on the left.

VIEWING

By contacts 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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