



THREE BEDROOM MID TERRACED

39 LINTMILL TERRACE
ABERDEEN, AB16 7SQ

HALL

LOUNGE

DINING KITCHEN

UPPER HALL

3 DOUBLE BEDROOMS

BATHROOM

OFF STREET PARKING TO FRONT
AND GARDEN TO REAR

GAS C.H. & D.G.



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



Offers Over

£117,500

Enjoying a pleasant location within a quiet, well established residential area this spacious three bedroom mid terraced provides spacious, well-proportioned living and bedroom accommodation spanning three floors. The property benefits from gas fired central heating and is fully double glazed throughout and also benefits from a fully enclosed area of garden to the rear together with a driveway to the front providing off street parking. The accommodation comprises of a spacious entrance hallway accessed via a solid wood door with stained glass upper panels and a window to the side, with a large understair storage cupboard providing superb storage space. The generously proportioned lounge, located to the front of the property benefits from a box bay window and a feature fireplace and has been decorated in neutral tones and finished with laminate wood flooring and feature wall lights. Located to the rear of the property the kitchen/dining area provides ample space for a good-sized dining table and chairs with the kitchen area being fully fitted with a range of base and wall units. French doors lead from the kitchen to the rear garden. A carpeted staircase with carved wooden banister leads to the first floor where there are two generously proportioned double bedrooms both of which benefit from fitted wardrobes, and a centrally situated family bathroom which is fitted with a modern three piece suite with a shower fitted above the bath. A further staircase leads to the upper floor where a further spacious double bedroom is located. Outside a tarred driveway to the front provides off street parking whilst the fully enclosed garden to the rear has been mainly laid to lawn with a small paved patio area, outside water tap and rotary dryer.

LOCATION

Situated to the northwest of the city this property is well served by local shops, public transport services and schools with the open recreational grounds of Sheddocksley, sport centre, sports pitches and public park also within easy reach. The area is accessible for all parts of the city and beyond with ease.

- ENTRANCE HALL
- LOUNGE
- DINING KITCHEN
- UPPER HALL
- BEDROOM 1
- BEDROOM 2
- BATHROOM
- BEDROOM 3

- 5.35m x 3.14m (17`7" x 10`4") approx.
- 5.48m x 2.51m (18` x 8`3") approx.
- 3.45m x 3.04 (11`4" x 10`) approx.
- 3.17m x 2.84m (10`5" x 9`4") approx.
- 2.00m x 1.62m (6`7" x 5`4") approx.
- 4.41m x 3.12m (14`6" x 10`3") approx.

OUTSIDE

A tarred driveway to the front of the property provides off street parking. The good sized garden to the rear of the property is mainly laid to lawn with a paved patio area, rotary dryer and outside water tap.

DIRECTIONS

Travel north on Anderson Drive to the roundabout at Provost Fraser Drive and Foresterhill Road. Exit onto Provost Fraser Drive and travel to the end. Turn right onto Springhill Road then turn sixth right into Lintmill Terrace. The property is located a short distance ahead 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.

