



SEMI-DETACHED DWELLINGHOUSE

4 PINWOOD PLACE
ABERDEEN, AB15 8LT

HALL
LOUNGE
DINING ROOM
CONSERVATORY
KITCHEN
STUDY
UPPER HALL
2 DOUBLE BEDROOMS
SHOWER ROOM
GAS C.H. & D.G.
GARDENS TO FRONT AND REAR



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



Offers Over

£230,000

Enjoying a pleasant location within a quiet, well established street within the Countesswells area of the city, we are delighted to offer for sale this most attractive Two Bedroom Semi-Detached Dwellinghouse which has been extended and upgraded by the current owners. Tastefully decorated throughout the property benefits from gas fired central heating and is fully double glazed. The bright and airy hallway has been decorated in neutral tones and is finished with laminate flooring and gives access to all further accommodation. Located to the front of the property the spacious and bright lounge is tastefully presented in pastel tones with laminate wood flooring and has as its focal point a feature tiled fireplace with wooden mantel. An archway leads from the lounge to the good sized formal dining room which again has been tastefully presented in pastel tones with laminate wood flooring, and provide ample space for a large dining table and chairs. French doors lead from the dining room to the fully double glazed conservatory which in turn has doors leading to the private rear garden. The bright and airy kitchen has two large picture windows overlooking the front and side of the property and has been fully fitted with a range of base and wall units together with a fitted oven, hob and extractor hood. Completing the accommodation on the ground floor is a small study which has been freshly decorated and finished with laminate wood flooring and has a window overlooking the private rear garden. A carpeted staircase with wooden handrail leads to the upper floor where the two exceptionally spacious and bright double bedrooms and freshly presented shower room are located. Outside there are mature, well maintained gardens to both the front and rear together with a single garage which is accessed via a rear lane.



LOCALITY

Pinewood Place lies within the Countesswells area of the city with a range of shops and a café on nearby Seafield Road, with easy access to Kingswells Prime 4 along with Aberdeen Airport and the hospital complex at Foresterhill. Reputable nursery, primary and secondary schools are in the area as are lovely forest walks which lead through to Hazlehead Park. Regular public transport is readily available to many parts of the city.



HALL
LOUNGE
DINING ROOM
CONSERVATORY
KITCHEN
STUDY
UPPER HALL
DOUBLE BEDROOM 1
DOUBLE BEDROOM 2
SHOWER ROOM

4.41m x 3.45m (14`6" x 11`4") approx
3.45m x 3.35m (11`4" x 11`) approx
3.45m x 2.43m (11`4" x 8`) approx
3.12m x 1.98m (10`3" x 6`6") approx
2.13m x 2.13m (7` x 7`) approx

3.53m x 3.20m (11`7" x 10`6") approx
3.53m x 3.20m (11`7" x 10`6") approx



OUTSIDE

The garden to the front of the property has been attractively landscaped with a central area of lawn bounded by mature, well stocked flower and shrub borders. The good sized, fully enclosed rear garden enjoys a high degree of privacy and has again been attractively landscaped with an area of lawn, paved patio area and raised vegetable plots, bounded by mature well stocked flower and shrub borders. To the rear, with access from Pinewood Road, a driveway leads to a Single Garage which is fitted with power and light..

DIRECTIONS

From the west end of Union Street turn left into Holburn Street and take first right into Union Grove. Follow this road for some distance and continue straight ahead at the Anderson Drive roundabout. Travel straight ahead onto Seafield Road and at the traffic lights continue straight ahead onto Countesswells Road, Taking the third road on the right into Countesswells Avenue. Pinewood Place is the third road on the left and the property is located on the right hand side of the road.

VIEWING

By appointment, telephone 07739 659 418 (Hadden)

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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