



TERRACED DWELLINGHOUSE

51 CAIESDYKES ROAD
ABERDEEN, AB12 5ER

ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN
3 DOUBLE BEDROOMS
BATHROOM
GCH/DG
GARDENS
ON-STREET PARKING



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



Fixed Price

£120,000

Enjoying an elevated position from street level, and considerable privacy to the rear overlooking Kincorth Hill, this three bedroom terraced dwellinghouse is located within the popular Kincorth area of the City. Benefits include a gas fired central heating system with regularly serviced boiler, aluminium double glazed windows and uPVC exterior doors, and whilst the property would benefit from full modernisation it offers an ideal level of family sized accommodation spanning two floors. The spacious entrance hall benefits from a built-in cloak cupboard, connection point for full fibre broadband, and a carpeted staircase with fixed handrail ascends to the first floor rooms. Dual aspect windows fitted with vertical blinds flood the lounge/dining room with natural light and a central marble fireplace incorporating an electric coal effect fire provides a pleasing focal point. The kitchen offers direct access to the rear garden and is well equipped with a range of beige coloured cabinets with wooden trim complemented by co-ordinating work surfaces and splashback tiling. There are roller blinds fitted to the rear facing windows and the floor is laid in tile effect vinyl. Upstairs there is hatch access to the extensive partially floored attic space and the three double bedrooms are all of a good size with ample floor space for free-standing furniture. Two are located to the front of the home, whilst the third enjoys a quiet aspect with open outlook to the rear. A large cupboard in the upstairs hall houses the central heating boiler, and there is a shelved storage cupboard in one of the bedrooms. Completing the accommodation is the bathroom which is fitted with a white 3-piece suite, 'Mira' over-bath shower and curtain. The opaque rear facing window fills the room with natural light, the splashback areas are tiled, and there is a mirror-fronted medicine cabinet above the wash basin. Outside the gardens are well maintained, designed for easy maintenance at the front, and laid in granite chips with a variety of shrubs which provide a splash of colour. The rear garden is laid in grass with a shared drying green, and is accessed via a pend at the side. The two wooden sheds will remain, there is a convenient bin storage area, a water tap, and gate access onto Kincorth Hill which is a well used public space, popular with families and dog-walkers.

LOCATION

The property is ideally placed for access to the business parks at Altens, Tullos and Badentoy at Portlethen. Also within easy reach is Robert Gordon University's Garthdee Campus and the popular retail park at Bridge of Dee which hosts Asda, Sainsbury, B&Q and Boots outlets. 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 easy access to picturesque walks on nearby Kincorth Hill, a sports centre, and community groups.

ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN
FIRST FLOOR
DOUBLE BEDROOM 1

5.87m x 3.66m (19'3" x 12') approx
3.83m x 2.46m (12'7" x 8'1") approx

4.39m x 2.87m (14'5" x 9'5") approx

DOUBLE BEDROOM 2
DOUBLE BEDROOM 3
BATHROOM

3.48m x 3.38m (11'5" x 11'1") approx
3.35m x 3m (11' x 9'10") approx
2.01m x 1.65m (6'7" x 5'5") approx

OUTSIDE

The front garden is laid in granite chips with a variety of shrubs providing a splash of colour. Stone steps with metal handrails ascend to the property where a pend at the side provides access to the rear garden which is laid in grass with a shared drying green. The two wooden sheds will remain, there is a convenient bin storage area, a water tap, and gate access onto Kincorth Hill.

DIRECTIONS

From the Bridge of Dee travel south on the A92 for a short distance, then turn left onto Cairngorm Road. At the roundabout take the second exit onto Cairngorm Drive, then turn fifth right into Caiesdykes Road where number 51 is located along on the left hand side of the road, clearly identifiable by our For Sale board.

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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