



## SUPERIOR SEMI-DETACHED DWELLINGHOUSE

8 SEAFIELD DRIVE EAST  
ABERDEEN, AB15 7UX

ENTRANCE VESTIBULE & HALL  
LOUNGE  
DINING ROOM  
FAMILY ROOM  
CONSERVATORY  
FITTED KITCHEN  
REAR VESTIBULE  
MASTER BEDROOM/EN-SUITE  
2 DOUBLE BEDROOMS  
FAMILY BATHROOM  
DOUBLE GARAGE  
GCH/DG  
GARDENS & SHARED DRIVEWAY



GAVIN BAIN  
& COMPANY  
Solicitors & Estate Agents



Offers Over

£379,000



We have pleasure in offering for sale this enviable, granite-built, semi-detached dwellinghouse which is located within a quiet, tree-lined street in a highly desirable residential area of the City. Large windows create a particularly light and airy ambience throughout, and this immaculately presented home offers a generous level of accommodation spanning two floors. Benefiting from the comforts of a gas fired central heating system with combi boiler, timber framed double glazed windows and doors, and maintenance free uPVC soffits, this very well maintained property has undergone recent improvements to include the installation of a smart new shower room at ground floor level; certain rooms have been re-plastered; all woodwork and interior décor has been freshly painted; and new carpeting laid throughout. Included in the sale are all floor coverings, window dressings, light fittings and appliances in the kitchen, whilst certain items of furniture may be available by separate negotiation. The ground floor accommodation comprises: bright and welcoming entrance vestibule and reception hall; instantly appealing lounge with front facing bay-style window; formal dining room/double bedroom, again located to the front, with central tiled fireplace incorporating a fully functional fire; comfortably proportioned sitting room; lovely conservatory, offering a quiet space overlooking the rear garden; and superbly appointed kitchen fitted with an array of cabinets and quality appliances, with adjacent rear vestibule. Upstairs the master bedroom boasts extensive storage facilities within a range of bespoke fitted furniture, and enjoys the luxury of an en-suite shower room. There are two further good sized double bedrooms, one again fitted with custom built furniture; and a family bathroom fitted with traditional style white sanitary ware and jacuzzi bath with shower above. The attractively landscaped gardens are laid mainly to lawn and enjoy a particularly sunny and private aspect to the rear, and a shared driveway to the side provides direct access to the detached two car garage. Representing an ideal choice for a family, interior viewing of this superior home is strongly recommended to fully appreciate its appeal.

## LOCALITY

Located close to the Aberdeen's main arterial route, the area is convenient for easy access to the City Centre, and all other parts of the City. Well served by a variety of local shops at both Airyhall and Mannofield, other local amenities include a reputable primary school, library, and Medical Centre. The beautiful landscaped grounds of Johnston Gardens are virtually on the doorstep, and a regular bus service to and from the City Centre is located close by.



### ENTRANCE VESTIBULE

Bright entrance to the home accessed via a partially glazed/timber door with glazed fanlight. Electricity meter/fusebox cupboard. Ceramic floor tiles with matwell. Glazed door to hall.

### RECEPTION HALL

Welcoming, L-shaped hall with staircase to the first floor. Two pendant fittings. Smoke detector.

### LOUNGE

**15'5" x 13'10" approx**

Instantly appealing, bright and generously proportioned lounge with wide bay-style window overlooking the front of the property. The stylish fresh décor is complemented by co-ordinating new roller blinds and carpet. Electric fire suite, with open fireplace behind. TV aerial and telephone points. Pendant light fitting.

### DINING ROOM/BEDROOM 4

**15'3" x 11'7" approx**

Again located to the front of the home with wide bay-style window, this room could be utilised as either a dining room or bedroom. A central tiled fireplace incorporating a fully functional fire provides a pleasing focal point, with recessed alcoves either side. Ceiling pendant. New roller blinds and carpet.

### SITTING ROOM

**17'8" x 10'9" approx**

Comfortably proportioned room displaying fresh neutral décor and co-ordinating new carpet. Two pendant light fittings. TV aerial point. Partially glazed partition with double doors to conservatory.

### CONSERVATORY

**10'5" x 10'2" approx**

Fabulous addition to the home, offering a quiet space from which to enjoy the delights of the rear garden. Deep display sills to the windows and ceramic floor tiles. Glazed double doors to garden.

### FITTED KITCHEN

**15'3" x 10'7" approx**

Superbly appointed kitchen equipped with an array of floor and wall units, complemented by co-

ordinating work surfaces and splashback tiling. Stainless steel 1.5 bowl sink and drainer with mixer tap. Built-in ceramic hob with integrated extractor hood above, and electric oven/grill below. The "Zanussi" washing machine, "Miele" dishwasher, and "Hotpoint" refrigerator will remain. Lighting is by several recessed downlighters and the floor is laid in ceramic tiles. New roller blinds are fitted to the rear and side facing windows, which draw in a good flow of natural light. Open access to:

### REAR VESTIBULE

Bright rear entrance accessed via a partially glazed door with side screens. Glass surface mounted ceiling light. Ceramic floor tiles.

### SHOWER ROOM

Smart shower room, recently fully upgraded and fitted with contemporary white sanitary ware, glazed corner shower enclosure with mains shower, and graphite grey coloured vanity cabinet. White quartz effect wet-wall panelling within the shower and to the splashback wall. Shaver socket. Surface mounted glass ceiling light and recessed downlighters. Opaque glass window with deep display sill, new roller blind, and vinyl floor covering.

### FIRST FLOOR

A turned, carpeted staircase with fixed handrails ascends from the hall to the first floor landing where panelled timber doors provide access to the remaining rooms. Smoke detector. Hatch to loft space.

### MASTER BEDROOM

**13'1" x 9'10" approx**

Enjoying a quiet aspect to the rear of the home, this lovely bright bedroom boasts extensive hanging, shelving and drawer facilities within a range of bespoke fitted furniture in a light wood finish. Pendant fitting. New roller blind fitted to the window, and new carpet. **EN-SUITE:** Fitted with pale coloured wc, wash basin on pedestal with mixer tap, and glazed corner shower enclosure fitted with mains shower. Wet-wall panelling within the shower area, ceramic wall tiles to dado height, and laminate wood flooring. Shaver socket. Extractor fan and surface mounted glass ceiling light. New roller blind fitted to opaque rear facing window.



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### BEDROOM 2

11'8" x 10'1" approx

This time front facing and again benefiting from ample custom fitted furniture, three front facing windows fitted with new roller blinds flood this room with natural light. Pendant fitting and new carpet.

### BEDROOM 3

14' x 17'6" (at widest point) approx

Spacious bedroom with front and side facing aspects, the dimensions of which afford ample floor space to accommodate a range of free standing furniture. Access points to eaves storage space. TV aerial point. Pendant and spotlight fittings, new roller blinds, and laminate wood flooring.

### FAMILY BATHROOM

Fitted with traditional style sanitary ware in white, comprising: wc; wash basin on pedestal; and corner jacuzzi bath, above which is a mains shower and wet-wall splashback panels, with ceramic wall tiling to dado height elsewhere. Shaver socket. Heated towel rail. Surface mounted glass light fitting. Laminate wood flooring.

### OUTSIDE

The front garden is enclosed by a dwarf granite wall with a paved path leading to the front door. Tidy lawns to either side of the path are edged by well stocked borders, filled with seasonal plants and flowering shrubs. A shared tarmac drive to the side provides access to the garage and rear garden. Enjoying a particularly sunny aspect, the rear garden is laid mainly to lawn with a loc bloc patio and path along one side, whilst a high wall, fencing and a backdrop of mature trees provide a high degree of screening and privacy. Access to sub floor storage area. Sensor activated security lighting.

### GARAGE

Detached from the home, the two car tandem-style garage has a fitted workbench, side facing windows fitted with roller blinds, an up-and-over front door, and door to garden. Benefiting from water and power supplies, there is a convenient utility room to the rear with fitted wall units.

### DIRECTIONS

From the west end of Union Street turn left at the traffic lights onto Holburn Street. Turn left onto Union Grove, travelling through the traffic lights and across the roundabout until reaching the next roundabout on Anderson Drive. Travel straight across onto Seafield Road then turn second right into Seafield Drive East, where number 8 is located along on the right hand side of the road.

### VIEWING

Tel 07774 151819

### 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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