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22 MARKET STREET, STONEYWOOD, ABERDEEN, AB21 9JH



**Detached Four Bedroomed Dwellinghouse
with Single Garage and Driveway**

OFFERS OVER
£284,000

Accommodation Overview

Entrance Vestibule, Hall, Lounge, Dining Kitchen, Utility Room, Master Bedroom with En Suite Bathroom and Shower Room. Upper Hall: Three Bedrooms and Shower Room. Loft. Single Garage and Driveway.

Tucked away from through traffic within the popular Stoneywood area close to Dyce and all its amenities, this detached four bedroomed dwellinghouse with single garage and driveway offers a good level of family accommodation over two floors. Benefitting from gas fired central heating, double glazing and a security alarm system, the subjects enjoy generously proportioned rooms and a bright and airy atmosphere due in part to the large windows. Upon entering from the vestibule the hallway has great built-in storage, there is a lovely lounge with bay window and open fireplace and a modern fitted kitchen and utility room comprehensively equipped with appliances. The master bedroom has an en suite bathroom and there is a further shower room completing the ground floor accommodation. On the upper floor, there are three great sized bedrooms and a shower room. Outside, from the street a loc-bloc driveway provides off-street parking for several cars and leads to the garage and the gardens are low maintenance and there is a decked seating area for dining al fresco. Viewing recommended.



Vestibule

Entered from a uPVC door with glazed side panel, there is wood laminate flooring and a multi pane door to:

Hall

3.85m x 3.79m (12'7" x 12'5") approx.

An inviting hallway with neutral décor and carpeting and a carpeted staircase with wooden balustrade rising to the upper floor. Attractive wood style doors give access to the accommodation and to a cupboard with hanging rail for outdoor wear. There is a further deep understairs cupboard.

Lounge

6.69m x 5.03m (21'11" x 16'5") approx. at longest and widest

A spacious lounge with a comfortable atmosphere and a bay window affording great natural light along with a window to the front. An attractive focal point is the open fireplace with decorative tiled inset and slate hearth.



Dining Kitchen

4.56m x 4.40m (14'11" x 13'1") approx.

Well fitted with an excellent range of light wood style wall and base units incorporating drawer units, dark worktops with colourful splashback tiling and a 1.5 bowl stainless steel sink with drainer and detachable mixer tap. There is a central island with dining bar and integrated appliances include a double oven, a ceramic hob with stainless steel chimney extractor and dishwasher. The American style fridge/freezer will remain. There is a window to the front and patio doors lead to the rear. A further tall built-in shelved cupboard provides storage and the room has wood laminate flooring. Door to:

Utility Room

2.35m x 1.56m (7'8" x 5'1") approx.

A door gives access to the rear and the utility is fitted with a base unit, worktops and the automatic washing machine, tumble dryer and upright fridge/freezer will remain. The gas fired central heating boiler is located here.

Master Bedroom

4.46m x 3.18m (14'7" x 10'5") approx. into door recess

A great sized master bedroom with a window to the side and built-in wardrobes with mirrored sliding doors provide great storage. Door to:



En Suite Bathroom

3.12m x 2.17m (10'2" x 7'1") approx.

Fitted with a quality modern suite comprising of a w.c, a recessed wash hand basin built into white high gloss vanity units providing cupboard storage and there is a bath with a mains thermostatic shower over and two shower heads. There is aqua panelling to the shower area which continues to all walls and laminate flooring. Chrome heated towel rail. Opaque window to rear.

Shower Room

3.00m x 1.55m (9'10" x 5'1") approx.

A useful shower room for busy family life. Fitted with a shower unit with mains thermostatic shower with two shower heads, a wash hand basin built into white vanity cupboards and above this is a co-ordinating cabinet with a mirror with plinth and downlighters. There is a w.c and the shower area and all walls have black "sparkle" aqua panelling. Opaque window to front. Laminate flooring.

Upper Hall

A carpeted staircase rises to the upper hall which has wood laminate flooring, wood panel style doors to the accommodation and a velux to the rear drawing in natural light. Ceiling hatch to loft space.



Bedroom 2

4.92m x 2.97m (16'1" x 9'8") approx.

A good sized double bedroom with a window to the side and a built-in cupboard with hanging and shelving storage and a further lower built-in cupboard. There are wall shelves and a ceiling lie-in.

Bedroom 3

4.77m x 2.39m (15'7" x 7'10") approx.

This double bedroom is decorated in blue tones with co-ordinating carpeting and has a built-in cupboard with hanging rail and shelf. Deep ceiling lie-in.

Bedroom 4

2.62m x 2.40m (8'7" x 7'9") approx.

Currently used as an office and with a velux window to the front.

Shower Room

2.97m x 1.52m (9'8" x 5'0") approx.

With a velux window to the rear and fitted with a luxury Jacuzzi shower unit, there is a w.c and a pedestal wash hand basin. There is a deep sill with storage below and the room has tiling to dado height.

Outside

The garden is mainly laid with slate chips for ease of maintenance, there is an area of grass and mature shrubs. There is a low maintenance loc-bloc area leading to a timber decked area for dining al fresco. A loc-bloc drive from the roadside provides off-street parking for two cars.

Single Garage

The single garage has a roller up and over door and a door to the garden. With pitched roof, there is security lighting.

Location

Stoneywood lies between Bucksburn and Dyce and is well placed to take full advantage of local amenities including Marks & Spencer food hall and café and many local shops. Enjoying easy access to the AWPR therefore to the business centres to the north and south of the city and Aberdeen Airport. The city centre itself is only some 15 minutes from the property. Reputable nursery, primary and secondary schools are in the area.

Notes

Gas fired central heating. Double glazing. Security alarm system. EPC=D. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen/utility room appliances are included in the sale.

Viewing

Please telephone 07468 917060 or the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

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