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13 GILLESPIE CRESCENT, ABERDEEN, AB25 3AX



One Bedroomed Mid Terraced Dwellinghouse

OFFERS AROUND
£95,000

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Accommodation Overview

Entrance Vestibule, Hall, Lounge, Rear Porch, Kitchen, Double Bedroom and Bathroom.

This one bedroomed mid terraced dwellinghouse is located in a popular residential location of Aberdeen. The property is conveniently located, close to Foresterhill hospital and Berryden retail park with easy access to public transport links across the city and beyond. The bright, well proportioned accommodation has been freshly redecorated and the home benefits from gas fired central heating and double glazing. A welcoming entrance vestibule leads onto the hallway with a handy deep storage cupboard. The lounge with bay window enjoys a lovely outlook onto leafy green space and a door gives access to the enclosed rear porch with sliding patio doors. The kitchen is fitted with modern base and wall units and overlooks the front of the property. The double bedroom features fitted storage facilities. Completing the accommodation is the bathroom with three piece suite. Outside, there is a small front garden and open green space with mature trees to the rear. There is also an external shared secure storage unit. Viewing is highly recommended.



Entrance Vestibule

uPVC door with glazed panel opens into the entrance vestibule with a further door leading into the hallway.

Hall

'L' shaped hall featuring neutral wallpaper and carpeting. A deep storage cupboard houses the central heating boiler.

Lounge

4.33m x 3.40m (14'2" x 11'1") approx.

Well proportioned lounge with a bay window enjoying a lovely outlook onto green space with mature trees. The room has been freshly decorated in neutral tones and a door leads onto the rear porch.

Rear Porch

3.20m x 1.18m (10'4" x 3'8") approx.

Accessed from the lounge and enjoying a lovely outlook over open green space. The rear porch is an ideal sunny spot and features sliding patio doors.



Kitchen

2.69m x 2.37m (8'8" x 7'7") approx.

The kitchen is located to the front and is fitted with a range of pale wood style wall and base units edged with splashback tiling and topped with contrasting work surface incorporating an electric hob with concealed extractor above and ovens below. Stainless steel sink is placed in front of the window and there is space for freestanding appliances.

Double Bedroom

3.40m x 3.18m (11'4" x 10'8") approx.

Double bedroom benefits from a great range of fitted storage with a fitted wardrobe and an additional shelved cupboard. The room is finished in neutral tones.

Bathroom

2.00m x 1.67m (6'5" x 3'2") approx.

The bathroom is fitted with a three piece suite comprising w.c., wash hand basin within vanity unit with cupboard storage below, and a bath. Opaque window to the rear.



Outside

The property has a small area of garden to the front and there is a lovely open green space with mature trees to the rear which is maintained by Aberdeen City Council. Ample local parking surrounding the property including on-street parking. There is also a shared secure storage unit close by.

Location

Gillespie Crescent is located in the Ashgrove area of the city and is well served by local amenities with the Berryden retail complex close by. Well placed for public transport links and for accessing Anderson Drive making all parts of the city accessible. Convenient for Foresterhill and Cornhill Hospital complexes and Victoria and Westburn parks are located nearby.

Notes

Gas central heating. Double glazing. EPC=C. The property will be sold as seen.





Viewing

Please telephone the Selling Agents' Aberdeen office.

Office Reference: WDB/CM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

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