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4 TALISMAN WALK, GARTHDEE, ABERDEEN, AB10 7EW



**Mid Terraced Three Double Bedroomed
Dwellinghouse with Extensive Gardens**

OFFERS OVER
£145,000

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Accommodation Overview

Hall, Lounge/Dining Room, Breakfasting Kitchen and Utility Room. Upper Hall: Three Double Bedrooms and Family Bathroom. Loft. Gardens to Front and Rear. Basement. Cellar.

In the popular Garthdee area, this mid terraced three double bedroomed dwellinghouse is set within generous garden grounds and enjoys a quiet location positioned away from through traffic. With gas fired central heating and double glazing, the accommodation comprises of a welcoming hallway, a dual aspect lounge/dining room and a well fitted kitchen and utility room with integrated appliances. The upper floor provides three double bedrooms all of which benefit from great built-in storage and a family bathroom with shower over bath. Outside to the front, the garden is low maintenance and provides a lovely seating area and to the rear lies decking and a large area of grass and a garden shed. This is a great family home of which internal inspection is genuinely recommended.



Hall

3.73m x 1.09m (12'3" x 3'6") approx.

Entered from a uPVC door, this welcoming hallway has a carpeted staircase rising to the upper floor. There is a good sized basement beneath the property which is accessed from a floor hatch.

Lounge/Dining Room

6.66m x 3.44m (21'10" x 11'3") approx.

Generously proportioned, this bright and airy room has a bay window to the front and a further window enjoying a pleasant private outlook to the rear garden.

Breakfasting Kitchen

3.89m x 2.39m (12'9" x 7'10") approx.

Fitted with an attractive range of wood shaker style wall and base units incorporating brush chrome handles, drawer units, a wine rack and dark contrasting worktops with a 1.5 bowl stainless steel sink with drainer and mixer tap and splashback tiling. There is under unit lighting and integrated appliances include a five ring gas hob with stainless steel chimney extractor above, a double oven and there is a free standing slim line dishwasher which will remain. Door to:



Utility Room

2.04m x 1.64m (6'8" x 5'4") approx.

Continuing on from the kitchen and fitted with co-ordinating units and worktops. There is an upright fridge/freezer and plumbing for an automatic washing machine. Two built-in cupboards provide great storage and one has space for a condenser dryer if required. There is an opaque uPVC door to the rear garden and a window affording natural light.

Upper Hall

The upper hall has a ceiling hatch giving access to the loft space. A window to the rear over the staircase affords natural light to both hallways.

Master Bedroom

3.73m x 2.88m (12'2" x 9'5") approx.

A window to the front enjoys a pleasant outlook and the room has neutral décor and carpeting. Spanning the width of the room built-in wardrobes provide great storage and there are further high level cupboards.



Bedroom 2

3.49m x 2.97m (11'5" x 9'9") approx.

With neutral décor and a feature blue wall, this double bedroom overlooks the rear and again enjoys an excellent range of built-in wardrobes with high level cupboards.

Bedroom 3

2.88m x 2.62m (9'5" x 8'7") approx.

Overlooking the front, this is a great children's room with a decorative animal print feature wall. Floor to ceiling storage is provided by the built-in wardrobes with wood style sliding doors.

Bathroom

With an opaque window to the rear, the bathroom is fitted with a white suite comprising of a bath with electric shower over and extensive tiling which extends to dado height throughout the room. There is a range of white vanity units providing cupboard and shelving storage and these incorporate the w.c with concealed cistern and wash hand basin. The mirrored cabinet will remain. Oak laminate flooring.



Outside

To the front, the garden enjoys a westerly aspect and is laid with paving stones providing a lovely seating area. The rear garden is large and comprises of a good sized timber decked area for barbecues and dining alfresco and this leads down to an L-shaped area of grass ideal for those with young children or pets. The large garden shed will remain. To the side of the property there is a shared close giving access to and from the rear garden. There is an outside cellar which is accessed from the rear garden and this has power and light.

Location

Garthdee is a well established residential area situated within easy reach of the city centre. The area offers excellent local amenities including recreational facilities, a health centre and a wide range of shops at the Bridge of Dee Retail Park. The AWPR is five minutes' drive away giving quick access to the west and north of the city. There is regular public transport nearby. Walkers, runners and cyclists are well provided for with easy access to the Deeside Way and riverside walks along the Dee.

Notes

Gas fired central heating. uPVC double glazing and exterior locking doors. EPC=C. All fitted floor coverings, curtains, light fittings, integrated appliances along with the slim line dishwasher and upright fridge/freezer are included in the sale.

Viewing

Please telephone 07825 778840 or the Selling Agent's Aberdeen office.

Office Reference:WDB/AM/Aberdeen

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