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79 HAMMERFIELD AVENUE, ABERDEEN, AB10 7FD



**Well Appointed Two Public/Three Bedroomed Semi
Detached Dwellinghouse in Sought After Area**

OFFERS OVER
£310,000

Accommodation Overview

Entrance Vestibule, Hall, Lounge, Dining Room, Kitchen, Utility Room. Mezzanine: Bathroom, Upper Hall, Two Double Bedroom and Single Bedroom. Attic. Garden Grounds.

In a popular and sought after residential area this well appointed two public/three bedroomed semi detached traditional granite dwellinghouse enjoys well established garden grounds with lovely sunny seating areas. Benefiting from double glazing and gas fired central heating the subjects enjoy a particularly light and airy atmosphere due to the large windows and to the generous proportions of the rooms. Upon entering from the vestibule there is a welcoming hallway with a beautiful traditional staircase rising to the upper floor. Traditional doors give access to the lovely lounge with front facing bay window, there is an adaptable dining room with French doors opening to the rear garden and this is on semi open plan with the well fitted kitchen with doorway through to the functional utility room. On mezzanine level there is an attractive bathroom with shower over bath and the upper hall gives access to two spacious double bedrooms both enjoying built-in wardrobes. The single bedroom completes the accommodation of this appealing property. Outside the grounds are well established and the rear has various seating areas a summerhouse and garden shed. This is a desirable home of which internal inspection is genuinely recommended.



Vestibule

1.31m x 1.14m (4'3" x 3'8") approx.

Entered from a wooden door with glazed panels and window above, the vestibule has quality oak laminate flooring, neutral décor and a built-in shelved cupboard. A part glazed traditional wooden door gives access to:

Hall

4.43m x 1.84m (14'6" x 6'0") approx.

A most welcoming hallway with neutral décor and carpeting and traditional style wooden doors and facia to the accommodation. A beautiful staircase with wooden balustrade rises to the upper floor. There is a deep understair cupboard that houses the Worcester Bosh combination boiler installed in 2015 and there is also an automatic washing machine which will remain.

Lounge

4.62m x 3.95m (15'2" x 13'0") approx.

A lovely elegant room with a front facing bay window allowing great natural light. Tastefully decorated and with traditional wooden flooring, the room enjoys a high ceiling with cornice and a lovely focal point is the fireplace with inset gas fire and alcoves to either side.



Dining Room

4.83m x 3.71m (15'10" x 12'2") approx.

With neutral décor and carpeting, this is currently used as a formal dining room but could alternatively be a family room with ample space for a table and chairs and soft furnishings. French doors which are under guarantee open to the rear garden providing continuous living from indoor to out. There are two shelved "Aberdeen Press" and a gas fire set within attractive fireplace with marble hearth.

Kitchen

2.77m x 1.74m (9'1" x 5'8") approx.

On semi open plan with the dining room, the kitchen is fitted with a range of light wood style wall and base units incorporating drawer units, nickel rod handles, dark worktops with splashback tiling and a black sink with mixer tap. There is a black integrated fan assisted oven, four ring gas hob and above this a black chimney extractor hood. Doorway to:

Utility Room

2.95m x 1.96m (9'8" x 6'5") approx.

This functional area has a range of modern base units with co-ordinating worktops and a 1.5 bowl stainless steel sink with drainer. There is splashback tiling and the dishwasher and upright fridge/freezer will remain. A window overlooks the rear and there is an opaque part glazed door to the garden.



Mezzanine Bathroom

2.07m x 1.86m (6'9" x 6'1") approx.

Fitted with a quality suite comprising of a wash hand basin and w.c. with concealed cistern built-into a range of cream high glass vanity units providing cupboard and shelving storage and a deep sill above. The bath has a glazed shower screen and a mains thermostatic shower with the shower area having extensive tiling which continues to all walls. There is an opaque window to the rear with a deep tiled sill creating a light and airy atmosphere. The ceiling is lined and has downlighters, there is a chrome heated towel rail and ceramic floor tiles.

Upper Hall

A traditional carpeted staircase with wooden balustrade rises to the upper hall which gives access to the bedrooms and a ceiling hatch with pull down ladder giving access to the attic area which has lighting and is partially floored. A window to the gable affords natural light to both hallways.

Double Bedroom

4.04m x 3.67m (13'2" x 12'0") approx. into window

Well proportioned and enjoying a pleasant outlook over the garden and beyond. With neutral décor and carpeting with built-in wardrobes with mirrored sliding doors providing great hanging and shelving storage and there is access to eaves storage.



Double Bedroom

4.32m x 3.00m (14'2" x 9'10") approx.

With a tall window enjoying an open outlook to the front of the property, this double bedroom has "L" shaped fitted wardrobes in a light wood style. There is ample space for freestanding bedroom furniture.

Single Bedroom

3.13m x 2.52m (10'3" x 8'3") approx.

A good sized single bedroom overlooking the front. With neutral décor and carpeting, there is ample space for free standing bedroom furniture and the two oak floating shelves will remain.

Outside

Slightly elevated from street level, the garden to the front is mature and well established with shrubs and a pathway leads to the rear garden. The large rear garden is fully enclosed making it ideal for those with a young family or pets. Adjacent to the property is a large patio for dining al fresco and there are decorative established flower beds with a plethora of flowering plants providing good colour throughout the seasons. A path winds to an area of grass with rotary clothes dryer and the workshop, summerhouse by Deeside Log Cabins and sheds will remain.

Location

Hammerfield Avenue lies between Great Western Road and Broomhill Road and is a wide, attractive tree lined street. The variety of shops at Mannofield including a chemist are a short walk away and the subjects enjoy easy access to Anderson Drive, therefore to the business centres to the north and south of the city and the hospital complex at Foresterhill. The city centre is only some 5 minutes drive from the property and regular public transport to this and many parts of the city is readily available. Reputable primary and secondary schools are in the area.

Notes

Gas fired central heating. uPVC double glazing with the patio doors, kitchen window and single bedroom window under guarantee. EPC=D. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances, along with the automatic washing machine are included in the sale.

Viewing

Please telephone 07732 935928 or the Selling Agent's Aberdeen Office.

Office Reference: WDB/AM/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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