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84 HEATHRYFOLD CIRCLE, NORTHFIELD, ABERDEEN, AB16 7DT



**Well Appointed Two Bedroomed Semi
Detached Dwellinghouse with Driveway**

OFFERS OVER
£124,995

Accommodation Overview

Entrance Hall, Lounge/Dining Room and Kitchen. Upper Landing: Two Double Bedrooms and Upgraded Shower Room.

Well appointed, generously proportioned and in a well established residential area, these are just some of the many qualities of this two double bedroomed semi detached dwellinghouse, which is set on a pleasant feu, and enjoys a driveway with parking for two cars. Internal features include a welcoming hallway with built-in storage, a contemporary lounge/dining room on open plan with modern fireplace and pebble effect fire, and a well fitted comprehensively equipped breakfasting kitchen. The upper floor provides two generous sized double bedrooms and a modern upgraded shower room with built-in storage. Outside, the gardens are low maintenance, with a driveway to the side providing parking for two cars. To the rear of the property is the fully enclosed low maintenance garden which is well kept and boasts a south facing position, catching the sun for much of the day. The garden to the front is bounded by stone walls and again laid for easy care. Benefitting from uPVC double glazing and gas central heating, the property has undergone external works to fit extra insulation and has been reharled, making it even more economical to run. This is indeed an ideal starter home or suitable for a young family, and early viewing is highly recommended.



Entrance Hall

Entered through a part glazed uPVC storm door from the front, this well presented hall is fitted with oak effect vinyl flooring and half glazed white panelled Georgian style inner doors. Understair storage cupboard. Carpeted staircase to upper floor.

Lounge/Dining Room

5.50m x 3.20m (18'0" x 10'5") approx.

A well appointed, elegant room of generous proportions, looking out across the front and the rear. Finished in neutral décor and incorporating a feature paper wall, it provides ample space for furniture. Oak effect vinyl flooring. The modern cream fire surround with inset pebble effect fire will remain.

Kitchen

3.25m x 2.40m (10'7" x 7'9") approx.

A bright, fully tiled room with window to side and part glazed uPVC storm door leading out to the garden to rear. It is fitted with a comprehensive range of wall and base storage cabinets in a light wood effect and incorporates runs of co-ordinating worktops and an inset 1.5 bowl stainless steel sink, drainer and mixer tap. Ceramic tiled floor. Built-in gas hob, chrome chimney style extractor and electric fan assisted oven to remain.



Upper Landing

A bright landing with window to side, fitted with white panelled inner doors. Access hatch and fixed ladder to part floored loft space fitted with power and housing the central heating boiler.

Double Bedroom 1

4.20m x 2.70m (13'8" x 8'9") approx.

A bright room with picture window to front. Carpeted and presented in neutral tones, it incorporates an extensive range of built-in oak effect wardrobes and co-ordinating storage drawers which extend along two walls, providing excellent hanging space and storage. Built-in cupboard.

Double Bedroom 2

3.70m x 2.60m (12'1" x 8'5") approx.

A further bright and sunny room of generous proportions, presented in neutral décor and incorporating a co-ordinating feature wall and grey carpeting.

Shower Room

This sunny room is fully tiled throughout and incorporates a self contained corner shower enclosure and two piece suite set into beech wood effect wall to wall storage cupboards with co-ordinating tops. Window to rear. Ceramic tiled floor.



Gardens

The garden to the front is bounded by Fyfestone brick walls and has been created for easy care, being laid with paving stones and gravel chips. A driveway to the side provides off-street parking for two cars, with gated access to rear garden. Water tap. The garden to the rear is fully enclosed and provides an ideal play area for families with children and pets. Being south facing it catches the sun for much of the day, providing a perfect spot for relaxing. An extensive paved patio on split level incorporates an attractive walled planter and the remainder of the garden is laid to lawn. Garden shed to remain. Concealed bin storage area.

Location

Heathryfold is a well established residential area situated to the north of Aberdeen City Centre and enjoys easy access to the industrial estates to the north and south of the city and to the Foresterhill Hospital Complex. Within the area there are a range of amenities with regular public transport available.

Notes

Gas central heating. uPVC double glazing. Everwarm external insulation recently fitted. EPC=C. All floor coverings, blinds, curtains and light fittings to remain.





Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference:WDB/JC/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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