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**159 KING'S GATE, ABERDEEN, AB15 6DN**



**Detached Three Double Bedroomed  
Dwellinghouse with Garage and Garden**

OFFERS OVER  
**£325,000**

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## Accommodation Overview

**Entrance Vestibule, Reception Hall, Lounge, Dining Room, Kitchen, Three Double Bedrooms and Bathroom. Large Attic Room. Garage and Garden.**

Situated in a desirable west end location, this detached three doubled bedroom dwellinghouse is set within well maintained gardens, set back from the road with a slip road access and benefits from driveway and single garage. With generously proportioned rooms and large windows, the property is light and airy and is served by gas warm air heating and double glazing. The welcoming entrance vestibule opens into the reception hall with access to the large attic providing an excellent opportunity for conversion to further living accommodation subject to the necessary planning permissions and consents. Generous public rooms include a comfortable lounge and a dining room which is accessed from an arch in the well equipped kitchen with door and windows overlooking the enclosed rear garden. There are three sizeable double bedrooms and a family bathroom with shower over bath completes the accommodation. The well tended gardens are mature and private, there is a driveway and single garage with an adjoining shed. Offering an excellent level of living accommodation in a desirable location, viewing is highly recommended.



## Entrance Vestibule

Glazed door opens into the smart and welcoming entrance vestibule with a further glazed door continuing into the hall.

## Hall

The hall gives access to the accommodation and wooden sliding doors open to a fixed narrow staircase to the large attic which is suitable for conversion to further living accommodation subject to the necessary planning permissions and consents.

## Lounge

**6.10m x 4.50m (20'0" x 14'0") approx.**

Of most generous proportions, this comfortable lounge with large window to the front features a tiled fire surround with coal effect electric fire and ample floor space for a range of furniture and soft furnishings. There is a further window to the side drawing a great flow of natural light into this room.



## Dining Room

**6.10m x 2.72m (20'0" x 8'9") approx.**

The dining room is accessed via an arch from the kitchen and is light and airy with corner windows ensuring an excellent flow of natural light. There is ample space for dining furniture and a convenient layout next to the kitchen.

## Kitchen

**6.10m x 2.50m (20'0" x 8'2") approx.**

Spacious kitchen fitted with an excellent range of cream wall and base units edged with splashback tiling and topped with wood style work surface incorporating an electric hob with oven and microwave integrated at eye level. There is also an integrated fridge/freezer, freestanding washing machine and integrated dishwasher. The kitchen has a good flow of natural light with corner windows and a door leading out to the lovely rear garden.



## Double Bedroom 1

**4.76m x 3.55m (15'6" x 11'6") approx.**

This double bedroom overlooks the front of the property with a large window and ample floor space for a range of bedroom furniture as required.

## Double Bedroom 2

**4.00m x 2.96m (13'1" x 9'7") approx.**

With a delightful outlook over the rear garden this attractive double bedroom features a vanity unit with wash hand basin and wall mounted mirrored cabinet above.

## Double Bedroom 3

**4.00m x 2.96m (13'1" x 9'7") approx.**

The final double bedroom is currently being used as a home office and has a window to the side of the property.



## Bathroom

**2.00m x 2.00m (6'5" x 6'5") approx.**

The family bathroom is fitted with a three piece white suite comprising w.c., pedestal wash hand basin and bath with mains shower attachment. Fully tiled with co-ordinating mosaic vinyl flooring, there is an opaque window to the rear.

A fixed staircase gives access to the: -

## Attic

**7.28m x 4.46m (23'9" x 14'6") approx.**

With a large room currently being used as a hobby room/home office. Velux windows and substantial eaves storage.

## Garage

**5.15m x 2.91m (16'9" x 9'5") approx.**

Single garage with a window to the side and a shed/workshop adjoins the garage.

## Outside

The rear garden features a patio with steps down to an area of lawn edged with shrubs and seasonal flowerbeds. There is a driveway at the side of the property and a low maintenance front garden bound by a low granite wall.

## Location

King's Gate lies within the sought after west end of Aberdeen. With easy access to all north east business centres and the hospital complex at Foresterhill, the subjects are in the catchment area for reputable primary and secondary schools, and within walking distance of many of the city's private schools and nurseries. Aberdeen city centre with its wealth of amenities is only a short distance away and public transport to many parts of the city is regularly available nearby.

## Notes

Gas warm air heating. Double glazing. EPC=E. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains, blinds and appliances.

## Viewing

Please telephone Selling Agent's 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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