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19 TALISMAN ROAD, ABERDEEN, AB10 7EQ



**Three Bedroomed Semi Detached
Dwellinghouse with Garden**

OFFERS OVER
£142,000

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Accommodation Overview

Hallway, Lounge/Diner, Kitchen, Two Double Bedrooms, Single Bedroom, Shower Room. Garden.

Situated in a quiet residential street and located in the popular Garthdee area of the city, this three bedroomed semi detached dwellinghouse with garden would make a great renovation project. Occupying two levels of accommodation, the property benefits from gas central heating, double glazing and a well proportioned south facing rear garden. Internally the accommodation comprises a welcoming hall giving access to a bright kitchen and generously proportioned lounge/diner with double aspect windows affording natural light. Upstairs there are two good sized double bedrooms, a single bedroom and the shower room completes the accommodation. Outside there is a low maintenance front garden and two tiered rear south facing garden. On street parking.



Hallway

2.51m x 2.15m (8'2" x 7'0") approx.

Entered through a uPVC door, the welcoming hallway with meter cupboard, shelved cupboard and additional storage under the stairs gives access to all downstairs accommodation. Laminate flooring.

Lounge/Diner

6.17m x 3.67m (20'2" x 12'0") approx.

This bright room with double aspect windows provides ample space for freestanding furniture and dining table and chairs. Laminate flooring.

Kitchen

3.72m x 3.60m (12'2" x 11'8") approx.

Fitted with a range of base and wall wood effect units with contrasting worktop incorporating sink with drainer and mixer tap. Electric cooker with integrated hood, freestanding fridge/freezer and washing machine. Access to the garden via uPVC door.



Upper Landing

With storage cupboard and accessing the loft, and all upstairs accommodation.

Master Bedroom

4.00m x 2.53m (13'1" x 8'3") approx.

This rear facing bedroom has a large triple sliding door wardrobe and shelved storage cupboard, providing excellent storage space.

Double Bedroom 2

3.40m x 2.84m (11'0" x 6'5") approx.

Great sized room with double aspect windows allowing ample natural light in.

Bedroom 3

3.37m x 2.00m (7'8" x 4'7") approx.

This front facing single bedroom has a built-in storage cupboard.



Shower Room

2.39m x 1.47m (7'8" x 4'7") approx.

Partially aqua panelled shower room is fitted with shower cubicle with mains shower, vanity unit with wall mirror over and w.c. Opaque window. Linoleum flooring.

Outside

To the front of the property there is on street permit parking (2 x permit allowed free of charge) is available to the residents' and their visitors. The property features an easily maintained front garden and two level rear south facing garden which are mainly laid with slabs with a range of mature shrubs. There is a storage cellar on the side of the property.



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 central heating. Double glazing. EPC=C. The property is being sold as seen.

Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference: WDB/AK/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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