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34 PERWINNES CRESCENT, BRIDGE OF DON, AB23 8FJ



**Three Bedroomed End Terraced
Dwellinghouse with Exclusive Parking**

OFFERS OVER
£225,000

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Accommodation Overview

Hall, Lounge, Large Dining Kitchen, Utility Room and Shower Room. Upper Hall: Three Double Bedrooms and Bathroom with Shower Over Bath. Loft. Two Exclusive Parking Spaces.

Beautifully appointed and truly ready to move into, this stylish end terraced three bedroomed dwellinghouse enjoys a lovely sheltered patio and gardens to the rear giving access to two exclusive parking spaces. Set away from through traffic, the property is economical and easy to run having the benefit of gas fired central heating and quality double glazing and exterior doors and there is a NHBC in place. Upon entering from the hallway is a fantastic lounge which gives access to the most spacious dining kitchen with French doors to the patio providing continuous living from indoor to out. The kitchen is well fitted and comprehensively equipped with appliances. To the rear lies a useful utility room and shower room. The upper floor provides three double bedrooms, two of which benefit from built-in wardrobes and a family bathroom with shower over bath. This is a lovely home of which internal inspection is genuinely recommended - the discerning buyer will not be disappointed!



Hall

2.06m x 1.00m (6'9" x 2'1") approx.

Entered from a security locking door and with a meter cupboard and space for outdoor wear. Part glazed door to:

Lounge

5.66m x 4.49m (18'6" x 14'8") approx.

With a window to the front affording great natural light, this spacious lounge has a carpeted staircase with attractive wooden balustrade rising to the upper floor. With tasteful décor and quality wood laminate flooring which flows throughout the ground floor, there is ample space for soft furnishings and the window has white plantation style shutters. White panel style door with chrome handle to:

Dining Kitchen

5.66m x 2.95m (18'6" x 9'8") approx.

A lovely bright and airy family space which can easily accommodate a dining table and chairs and French doors open to the sheltered patio for dining al fresco. The kitchen is fitted with grey fronted wall and base units incorporating drawer units, wood style worktops co-ordinating with the quality laminate flooring and a 1.5 bowl stainless steel sink with drainer and mixer tap with glass splashback. Integrated appliances include a Smeg fan assisted oven and microwave, a four ring gas hob with extractor hood above along with a dishwasher, fridge and freezer. Door to:



Utility Room

2.72m x 2.16m (8'10" x 7'0") approx.

A useful functional area with a co-ordinating grey base unit and worktop, plumbing for an automatic washing machine and space for a tumble dryer. A part glazed door gives access to the garden and there is a tall built-in cupboard housing the central heating boiler. A ceiling hatch gives access to the roof space. Door to:

Shower Room

2.13m x 1.80m (6'11" x 5'11") approx.

Quality fitted with a corner shower unit with glazed doors and mains thermostatic shower. There is a wall mounted wash hand basin, a w.c and a stylish deep navy wall. Opaque window to rear. Quality wood laminate flooring.

Upper Hall

2.89m x 1.36m (9'5" x 4'5") approx.

An attractive staircase with white wooden balustrade and wooden handrail rises to the spacious upper hallway which has white panel style doors with chrome handles to the accommodation.



Double Bedroom

3.73m x 2.87m (12'2" x 9'4") approx.

Enjoying a pleasant open outlook over a grassed area to the rear, this well proportioned double bedroom has built-in wardrobes with mirrored sliding doors. There is a feature navy wall and white plantation style shutters to the window.

Double Bedroom

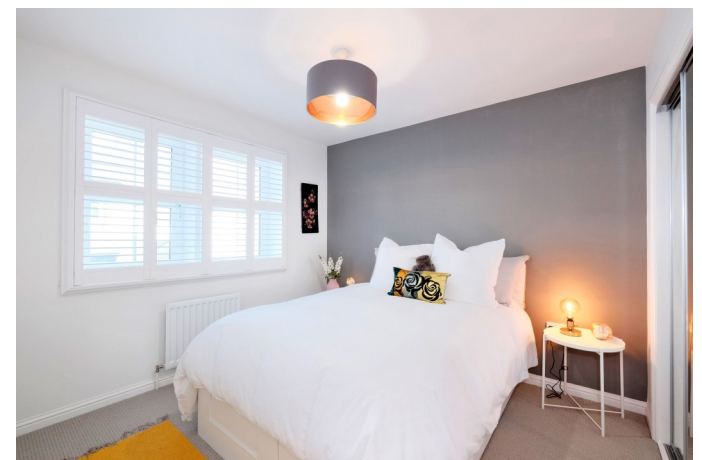
3.73m x 2.87m (12'2" x 9'4") approx.

A large window overlooks the front with white plantation style shutters and the room has a dark grey feature wall and built-in mirrored wardrobes providing hanging and shelving storage.

Double Bedroom

2.68m x 2.68m (8'9" x 8'9") approx.

Used as an office and fitness room and decorated in sage green tones. A ceiling hatch gives access to the loft space. Window to front with white plantation style shutters.



Bathroom

2.69m x 1.80m (8'9" x 5'10") approx.

A bright and airy bathroom with an opaque window to the rear and quality white suite comprising of a wall mounted wash hand basin, w.c and bath. There is a mains thermostatic shower over the bath with a glazed shower screen and large white tiling which continues to splashback and to the deep display sill with mirror and shaver point. With monochrome geometric cushioned vinyl flooring, the room is decorated in white tones and there is a large tall chrome heated towel radiator.

Outside

To the front, the property is set sway from through traffic and there is an area laid to grass and mature shrubs. The rear garden has been landscaped for ease of maintenance with a sheltered paved patio for dining al fresco with a deep well stocked shrubbery bed and the garden is fully enclosed by high wooden fencing making it ideal for those with young family or pets. A gate to the rear gives access to the residents' car park which has two exclusive car parking spaces.



Location

Perwinnes Crescent lies within the ever popular Bridge of Don and excellent nursery, primary and secondary education is catered for in the area. Within walking distance is the shopping complex with Marks and Spencer's Food Hall and various superstores and the subjects are only some 10 minutes' drive from Aberdeen city centre with excellent public transport close by. Enjoying easy access to the business centres to the north and south of the city and Aberdeen Airport, lovely coastal walks at Balmedie are only some 10 minutes' drive from the property.

Notes

Gas fired central heating. Double glazing. NHBC. EPC=D. All fitted floor coverings, blinds, light fittings and integrated appliances are included in the sale. Further large items of furniture may be made available by separate negotiation.



Viewing

Please telephone 07730 459017 or the Selling Agent's Aberdeen office.

Office Reference:ASL/AM/Aberdeen

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