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13 OAKHILL ROAD, ABERDEEN, AB15 5ER



**Detached Four Bedroomed Family Home
with Garage and Driveway**

OFFERS OVER
£420,000

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Accommodation Overview

Entrance Vestibule, Cloakroom, Hall, Lounge, Kitchen/ Dining/Family Room, Utility Room, Two Double Bedrooms. Upper Hall: Master Bedroom with En Suite, Single Bedroom and Family Bathroom. Conservatory. Single Garage.

In the city's sought after west end, this detached four bedroomed dwellinghouse with single garage and drive enjoys lovely well established low maintenance gardens with a south westerly aspect. Offering an enviable level of family accommodation over two floors, the subjects benefit from gas fired central heating, double glazing and an alarm system. Upon entering, the spacious vestibule has a cloakroom and great storage. This leads to the reception hall with staircase to the upper floor. A fantastic living, dining and entertaining space, the kitchen has been quality fitted and comprehensively equipped with appliances and is on open plan with a family/dining area with a wood burning stove inter-connected to the adjacent lounge with a lovely outlook over the gardens. There are two double bedrooms, a useful utility room. The upper floor provides a master bedroom with en suite, a further good sized bedroom and family bathroom, along with great storage. This is an appealing home of which early internal inspection is genuinely recommended.



Vestibule

2.58m x 1.35m (8'5" x 4'5") approx.

A spacious hallway with a window to the front and coat hooks for outdoor wear, alongside a deep built-in cupboard. There is a wall mirror with attractive "chunky" wood shelving, a meter cupboard and door to:

Cloakroom

Fitted with a w.c. and wash hand basin built into cupboard storage. Ceramic floor tiles and window to front.

Hall

4.43m x 2.18m (14'6" x 7'2") approx.

A spacious and welcoming hallway with attractive doors to the accommodation and a carpeted staircase with turned balustrade rising to the upper floor.

Lounge

6.45m x 3.91m (21'1" x 12'10") approx.

As can be seen by the dimensions, this is a generously proportioned room which has a lovely feature archway and bay window enjoying a pleasant outlook over the rear. There are two tall windows to the side all affording great natural light. There is a multi-way wood burning stove within the partition wall to the family area.



Kitchen/Dining/Family Room

6.67m x 4.93m (21'10" x 16'2") approx.

A bright and airy room which has an adaptable family/dining area with wood burner and very large windows overlooking the garden. The kitchen has been thoughtfully planned with an excellent range of modern handle-less units incorporating deep drawer units, wood style worktops with a stainless steel sink and drainer and a co-ordinating dining bar. Comprehensively equipped, there is a large ceramic hob, double oven/grill, fridge/freezer and dishwasher. Walk-in shelved pantry. A glazed door gives access to the rear hall and to the garden, and there is a door to:

Utility Room

1.60m x 1.60m (5'3" x 5'3") approx.

With a window to the side and fitted with shelving, the Miele washing machine and tumble drier will remain. The gas fired central heating boiler is located here.

Double Bedroom

4.50m x 3.72m (14'9" x 12'2") approx. into alcove

With dual aspect windows to the front and side, this well proportioned double bedroom has built-in wardrobes in a light wood style with high level cupboards above and a further tall shelved cupboard. There is attractive chunky wood wall shelves with lighting.



Double Bedroom

3.24m x 2.66m (10'7" x 8'9") approx.

Decorated in dark green tones and with multiple wall shelves, this room was previously used as an office. Window to side.

Upper Hall

7.86m x 1.06m (25'1" x 3'5") approx.

An attractive staircase rises to the upper floor and a four-pane deep silled high level bay window to the front affords natural light to both hallways. There are two tall built-in cupboards with shelving and access to the eaves and a further large built-in cupboard with hanging rail suitable as a wardrobe and access to eaves. Attractive white panel style doors give access to the accommodation and there is a Velux affording further natural light.

Double Bedroom

4.65m x 3.69m (15'2" x 12'1") approx.

A lovely master bedroom with a pleasant outlook to the rear. There is a large built-in wardrobe with mirrored sliding doors providing floor to ceiling storage. Door to:



En Suite

2.32m x 1.82m (7'7" x 5'11") approx.

With a Velux window to the rear and fitted with a w.c. with concealed cistern and wash hand basin built into white high gloss vanity storage units. The shower unit has a mains thermostatic shower.

Double Bedroom

3.31m x 3.03m (10'10" x 9'11") approx.

This room could accommodate a double bed but is ideal a large single. There is a built-in wardrobe with access to eaves and a window to the side.

Family Bathroom

2.65m x 2.16m (8'8" x 7'1") approx.

Fitted with a white suite comprising of a bath with shower bar and glazed shower screen. There is a wash hand basin and w.c., along with a tall ladder radiator.



Outside

The well established grounds have been planted with a plethora of shrubs, perennials and flowering plants providing good colour throughout the seasons. To the front, there is a loc-bloc driveway providing off-street parking and the garden is secluded from the roadside by mature shrubs and trees. There is a traditional street light to the drive and a gate leads to steps to the side of the property and through to the rear. The rear is fully enclosed with a deep shrubbery bed and enjoys a south southerly aspect. Being laid with artificial grass, there is a paved patio and a pink granite chipped pathway to the other side of the house gives access to the front garden.

Conservatory

2.42m x 2.33m (7'11" x 7'7") approx.

This can only be accessed from the garden and has windows to three sides.



Garage

6.15m x 3.50m (20'0" x 11'5") approx. at mid-width

A good sized single garage with an electric up an over door, power and light. There are water taps, an opaque window to the rear and uPVC door to the rear garden.

Notes

Gas fired central heating. Double glazing. EPC=D. Alarm system. All fitted floor coverings, curtains, blinds, light fittings, integrated appliances, the washing and tumble dryer are included in the sale. NB: Appliances in working order but condition not guaranteed.

Viewing

Please telephone the Selling Agent's Aberdeen Office.

Office Reference: WDB/AM/Aberdeen

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