

**279 SPRINGHILL ROAD
NORTHFIELD
ABERDEEN, AB16 7SX**



**TWO BEDROOM END TERRACED DWELLINGHOUSE FORMING
PART OF AN ESTABLISHED RESIDENTIAL DEVELOPMENT WITHIN
EASY REACH OF THE CITY CENTRE**

Accommodation:- Ground Floor – Porch, Entrance Vestibule, Hallway, spacious Lounge with feature fire, fitted Kitchen with space for Breakfast Dining and Rear Porch. Upper Floor – Hallway, Two Double Bedrooms and Bathroom. Gas Central Heating. Double Glazing. Front, Side and Rear Gardens. Driveway and Garage.

FIXED PRICE £122,000

VIEWING BY ARRANGEMENT WITH SELLING AGENTS

DESCRIPTION

We present for sale this spacious TWO BED END TERRACED DWELLINGHOUSE forming part of an established residential development within easy reach of the city centre. The property itself is served by Gas Central Heating, Double Glazing and will be sold inclusive of all carpets and floor coverings, blinds, curtains and light fittings. The property has well proportioned accommodation set on two floors comprising Vestibule, Hallway, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom. The property sits on a good sized plot with gardens to the front, side and rear. The property would make an excellent purchase for first time buyers and accordingly internal viewing is highly recommended to appreciate the spacious accommodation on offer.

Springhill Road is situated in an area well served by local shops and public transport facilities and with the main Aberdeen Ring Road being situated nearby most parts of the City are readily accessible with the location also being convenient for the Airport and oil related offices at both Bridge of Don and Dyce. Foresterhill Hospital complex is also located nearby.

DIRECTIONS

Travelling north on Anderson Drive turn left at the Kings Gate roundabout onto King's Gate. Take the third on the right onto Stronsay Drive and continue to the traffic lights at the Lang Stracht. Turn left onto Lang Stracht and take the second on the right onto Springhill Road. Number 279 is located some distance along on the left hand side.

THE ACCOMMODATION, ON TWO FLOORS, COMPRISES:-

GROUND FLOOR

PORCH:

Entered via a hardwood door with glazed panels, the Porch offers access to the vestibule. Quarry floor tiles.

VESTIBULE:

Hardwood door provides access to the Vestibule which in turn leads to the hallway and a carpeted staircase leads to the upper floor, side window, low level cupboard housing electricity meter.

HALLWAY/

HALLWAY:



The Hallway offers access to the Lounge and Kitchen and there is a low level storage cupboard.

LOUNGE:



17'6" x 10'9" approx. Enjoying an outlook to the front, the bright and airy Lounge is presented in neutral décor, fitted carpet, and features a wall mounted gas fire. TV connection.

DINING KITCHEN/

DINING KITCHEN:



14'6" x 9'3" approx. Situated to the rear with views over the garden, the Kitchen is fitted with base and wall mounted units which incorporate work surfaces with splashback tiling behind and 1 ½ bowl sink unit inset. The units further incorporate space for a cooker, fridge, freezer and washing machine. All of which are available under separate negotiation. There is space for informal dining and access is offered to the rear porch. Ceramic floor tiling, wall mounted gas boiler, wall mounted carbon monoxide detector.

REAR PORCH:

The Rear Porch offers access to the garden and there is a large walk-in storage cupboard. Ceramic floor tiling.

UPPER FLOOR

HALLWAY:

A carpeted staircase leads to the upper floor where the remaining accommodation is located. There is a hatch providing access to the partially floored loft space. Built in storage cupboard, side window, smoke alarm.

DOUBLE BEDROOM 1:



14'8" x 10'1" approx. Well proportioned Double Bedroom to the front with the advantage of three built-in storage cupboards. Fitted carpet.

DOUBLE BEDROOM 2/

DOUBLE BEDROOM 2: 11'7" x 10' approx. Second Double Bedroom to the rear with the advantage of built-in wardrobe.

BATHROOM: The Bathroom is fitted with a three piece suite comprising bath with shower over, w.c. and wash hand basin. Splashback tiling, opaque window, usual fitments to remain.

OUTSIDE:



The property has Gardens to the Front, Side and Rear.

There is a Driveway providing off street parking and offering access to the Detached Single Garage which is equipped with power and light. Garden Shed to remain.

LH/ES

MORTGAGE & FINANCIAL ADVICE

Our team of highly qualified Independent Financial Services Consultants have computerised access to a wide range of products available from all lenders. Special legal package available for First Time Buyers.