



**136 , Faulds Gate, Kincorth, Aberdeen,
Aberdeen City, AB12 5RD**

Property Features

- Situated in a popular established residential area, this End Terraced Villa, has been competitively priced and represents excellent value for money and being in good order affords the opportunity to move in with the minimum of inconvenience.

Property Summary

The property also enjoys the benefits of Gas Central Heating, Double Glazing, a fitted Dining Kitchen and Shower Room with white suite. The various floor finishes, curtains, blinds and light fittings are all to be included in the price. Location Kincorth is a popular established area on the south side of Aberdeen, which is well served by local shops and public transport facilities. With the Aberdeen Ring Road being situated nearby, most parts of the City are readily accessible with the location also being particularly convenient for the oil-related offices on the South side of Aberdeen, ...

Price
Fixed price
£129,995

Speak with our Sales
Adviser Today to Arrange a
Viewing!

www.oakleafhomes.co.uk

01358 741 333

OAKLEAF HOMES
Older homes backed by Barratt.

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty. *Estimated rental yield figures are calculated using information supplied by the marketing agent and are based on the original market price. The rental yield figure should only be used as a guide and we strongly recommend you seek independent financial advice before proceeding with any investment.

The property also enjoys the benefits of Gas Central Heating, Double Glazing, a fitted Dining Kitchen and Shower Room with white suite. The various floor finishes, curtains, blinds and light fittings are all to be included in the price.

Location Kincorth is a popular established area on the south side of Aberdeen, which is well served by local shops and public transport facilities. With the Aberdeen Ring Road being situated nearby, most parts of the City are readily accessible with the location also being particularly convenient for the oil-related offices on the South side of Aberdeen, at both Altens and Badentoy.

(Ground Floor)

Hall: Hall with uPVC exterior door with fan light, stairway to upper floor, glazed panelled door to lounge, meter cupboard, light oak flooring.

Lounge: 5.23m x 4.36m (17'2" x 14'4") approx. Nicely proportioned bright airy Lounge with pleasant sunny aspect, feature wall display area, light oak flooring, downlighters, bay window capitalising upon the sunny aspect, deep storage cupboard under stair, glazed panelled door to kitchen.

Dining Kitchen: 5.35m x 2.15m (17'7" x 7'1") approx. Dining Kitchen with an extensive range of base and wall units with beech doors and trim with coordinating work surfaces with tiling above, integrated Four Ring Gas Hob with concealed Extractor above, Fan Assisted Oven, fittings for plumbing Automatic Washing Machine, space for Tumble Dryer, downlighters, wood effect ceramic floor tiles, exterior door opening to rear garden and Dining Area at one end.

(First Floor)

Hall: Hall with downlighters.

Bedroom: 3.22m x 3.14m (10'7" x 10'4") approx. Spacious Bedroom to front again with pleasant sunny aspect and double storage cupboard, laminate flooring, curtain pole, triple spotlight.

Bedroom: 3.22m x 3.14m (10'7" x 10'4") approx. Double Bedroom to rear with large fitted wardrobe with shelf, hanging space and two sliding mirror doors, downlighters, laminate flooring, roller blind and with a lovely outlook over the city.

Shower Room: Tiled Shower Room with white w.c and w.h.b, corner shower tray with aqua panel splashbacks, thermostatic shower, glazed shower doors and screens, downlighters, one incorporating extractor fan, wall mirror, laminate flooring, heated towel rail.

(Outside)

Front Garden: Garden to front laid out in granite chip for easy maintenance, Driveway.

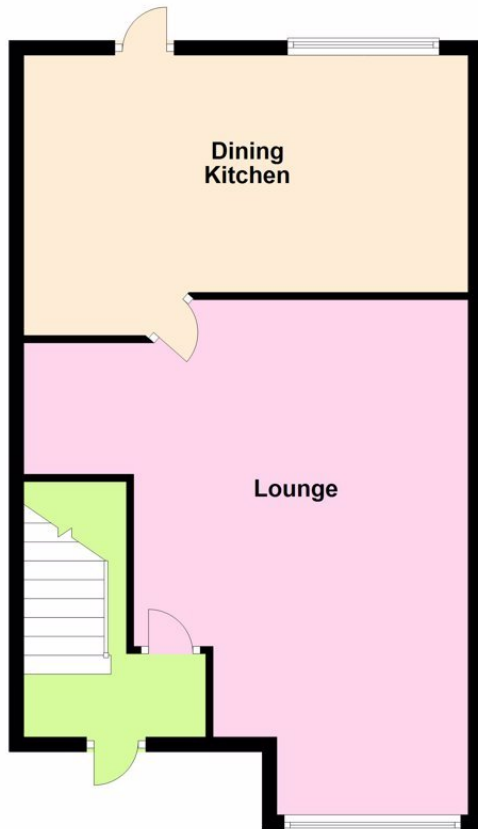
Rear Garden: The split level Rear Garden serves as a seasonal extension to the living accommodation and is laid out with a paved patio on the higher level with garden shed and covered area suitable for BBQ's and a very private well screened lower level from which one can capitalise upon the sunny aspect.

(Other information)

The various floor finishes, blinds and light fittings together with the integrated whites goods in the kitchen are all to be included in the price.

Floorplans

Ground Floor



First Floor



EPC Data

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

Map

