



48 Gairsay Square, Aberdeen, AB15 6LZ

Property **Features**

- Situated in a quiet location with an outlook towards an amenity area to front and with a lovely sunny aspect to the rear, this mid terraced villa has been thoughtfully and comprehensively upgraded, extended and modernised to provide attractive and easily managed accommodation over three levels as well as being in excellent order affording the opportunity to move in with the minimum of inconvenience

Property **Summary**

The property also enjoys the benefits of Gas Central Heating, Double Glazing and a fitted Kitchen within which the Oven, Hob, Extractor hood and freestanding Fridge/Freezer are all to remain. A Shower Room at ground floor level as well as Family bathroom with four piece suite including separate shower on the first floor. The laminate and other floor finishes, blinds, curtains and most light fittings are to be included.

Price
**Offers over
£180,000**

Speak with our Sales
Adviser Today to Arrange a
Viewing!

OAKLEAF HOMES
Older homes backed by Barratt.

www.oakleafhomes.co.uk

01358 741 333

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 and a fitted Kitchen within which the Oven, Hob, Extractor hood and freestanding Fridge/Freezer are all to remain. A Shower Room at ground floor level as well as Family bathroom with four piece suite including separate shower on the first floor. The laminate and other floor finishes, blinds, curtains and most light fittings are to be included.

(Ground Floor)

Hall: Hall with uPVC exterior door and Glazed panels, laminate flooring, stair to first floor, two storage cupboards.

Shower Room: Tiled shower room with white cisternless W.C, W.H.B set into white gloss vanity unit with matching corner shower tray with fitted MIRA Electric shower, glazed shower doors and screens. Ceramic floor tiles, wall mirror.

Lounge/Dining room on open plan: 5.18m x 4.19m (17'0" x 13'9") approx. The lounge/dining room is set out on open plan with a sunny westerly aspect with a window and French doors, all with laminate floor finishes, TV Point in wall.

Kitchen: 3.86m x 1.82m (12'8" x 6'0") approx. Well equipped kitchen with a range of base and wall units with coordinating work surfaces with tiling above, Integrated Five Ring Gas Hob with Double Oven below, stainless steel splashback behind and Extractor above. Two wall units with glazed door suitable for display purposes, fittings for plumbing in an automatic washing machine and space for tumble dryer both below work surface, BEKO Fridge/Freezer which is to remain.

(First Floor)

Hall: Hall with stairway to upper floor, downlighters, smoke alarm.

Double bedroom: 3.20m x 2.03m (10'6" x 6'8") approx. Double bedroom to front with laminate flooring, curtain pole, shelf storage cupboard.

Bedroom: 3.58m x 3.27m (11'9" x 10'09") approx. Double bedroom to rear with large fitted wardrobe with shelf and hanging space with two sliding mirror doors, curtain pole, laminate flooring.

Bedroom: 4.11m x 2.51m (13'6" x 8'3") at longest and widest approx. Double bedroom to rear with storage cupboard, laminate flooring.

Bathroom: Aqua panelled family bathroom with four piece suite with W.C, W.H.B with bath with shower attachment and taps, separate shower tray with fitted thermostatic shower and folding shower door, medicine cabinets, wall mirror, heated towel rail.

(Top Floor)

Hall: Hall with access to storage area, area suitable for positioning computer area and the like.

Bedroom: 3.42m x 1.98m (11'3" x 6'6") approx. Bedroom with light Oak laminate flooring and access to storage area in eaves, downlighters, Velux windows.

Bedroom: 3.42m x 2.84m (11'3" x 9'4") approx. Double bedroom to rear with laminate flooring and Velux window.

(Outside)

Front Garden: The garden to the front is laid out in Loc Bloc providing a car parking area for a few cars and has a water tap.

Enclosed Rear Garden: The enclosed rear garden is laid out mostly as a paved patio for easy maintenance and as a seasonal extension to the living accommodation with shrubs in the borders.

Garden Shed.

(Other Information)

The laminate and other floor finishes, blinds, curtains, most light fittings as well as the Oven/Hob Extractor and Fridge/Freezer are all to be included.

Map

