



**48 , Hazlehead Gardens, Aberdeen,  
Aberdeenshire, AB15 8EA**

Price  
**Offers over £98,000**

### Property Features

- Representing excellent value for money and situated in a popular established residential area, this two bed end terraced villa.

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### Property Summary

A would be an ideal home for the young family. The property is in good order and also enjoys the benefits of Gas Central Heating, Double Glazing, Ventilation system, a fitted Dining Kitchen within which the integrated oven, hob, extractor hood and fridge freezer are to remain and tiled Bathroom with white suite and fitted shower. The various floor finishes, curtains, blinds and light fitments are also to be included.

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#### **(Ground Floor)**

**Vestibule:** Vestibule with uPVC exterior door with leaded glass feature finishes and matching sidescreen, laminate flooring, Matwell, storage/cloak cupboard which also houses central heating boiler, glazed internal door and screen to hall.

**Hall:** Hall with stairway to upper floor with open storage area below ideal for computer desk or the like, wood effect vinyl flooring.

**Kitchen:** 3.89m x 2.59m (12'9" x 8'6") approx. Well equipped Kitchen with an extensive range of base and wall units with coordinating work surfaces, integrated Four Ring Ceramic Hob with Electric Oven below and Extractor above, stainless steel sink unit with mixer tap, Dishwasher with matching door panel, fittings for plumbing in an automatic washing machine, Fridge/Freezer which is to remain, wood effect vinyl flooring and ample space for dining.

**Lounge:** 4.47m x 3.89m (14'8" x 12'9") approx. Nicely proportioned bright airy Lounge with double French doors, laminate flooring and TV point on wall.

#### **(First Floor)**

**Hall:** Hall with deep storage cupboard and access hatch to loft.

**Bedroom:** 4.57m x 2.44m (15' x 8') at longest and widest approx. Double Bedroom to rear with two double fitted wardrobes each with shelves and hanging space, TV point.

**Bedroom:** 4.11m x 2.44m (13'6" x 8') approx. Double Bedroom to front with double fitted wardrobe and adjacent storage cupboard.

**Bathroom:** Tiled Bathroom with white suite with fitted Mira electric shower over bath, glazed shower screen, medicine cabinet with mirror doors, laminate flooring, wooden blinds.

**Loft:** Loft with ventilation system.

#### **(Outside)**

**Parking:** Excellent on street/off street Parking is available in the area.

#### **(Other information)**

The carpets, laminate and other floor finishes, curtains, blinds, light fitments and the integrated white goods together with the fridge freezer and dishwasher are all to be included in the price.

## Map

