



**9 Phoenix Place, Stoneywood, Aberdeen,
Aberdeenshire, AB21 9JY**

Property Features

- Located in the popular village of Dyce we are delighted to present for sale this two-bedroom end terraced dwellinghouse that is in excellent decorative order throughout. Benefitting from gas central heating, full double glazing, and decorated in modern tones throughout this is the ideal purchase for young couples.

Property Summary

Upon entry into the spacious hallway is light and airy and features a large storage cupboard. The generously proportioned lounge is decorated in modern tones and enjoys a large picture window overlooking the front. Set on open plan with the lounge is the dining area to the rear which benefits from views to both the front and rear of the property. The contemporary kitchen and boasts complimenting worktops. Completing the accommodation on the ground floor is the freshly presented bathroom which features a modern two-piece white suite with

Price
**Price reduced to
£117,000**

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On the upper floor the property boasts two generously proportioned double bedrooms both featuring ample fitted storage space.

(Ground Floor)

Hallway: 3.35m x 0.15m (11'0" x 0'6") approx.

Shower Room: 1.70m x 2.30m (5'7" x 7'7") approx.

Lounge: 3.40m x 5.87m (11'2" x 19'3") approx.

Kitchen: 4.10m x 2.44m (13'5" x 8'0") approx.

(First Floor)

Bedroom: 4.45m x 2.46m (14'7" x 8'1") approx.

Bedroom: 2.62m x 4.40m (8'7" x 14'5") approx.

(Outside)

Externally to the front the property features a low maintenance garden laid with stone chippings. To the rear the property features a fully enclosed rear garden that is also low maintenance. Mainly laid with stone slabs and also featuring stone chippings, the patio area can house garden furniture, the perfect spot to enjoy the sun throughout the day.

Map

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