



71a Victoria Street Dyce, Aberdeen, AB21 7AX

Property Features

- We are delighted to present for sale this immaculately presented three-bedroom detached dwellinghouse. In true turnkey condition and lovingly maintained and upgraded by the current owners, this property is an ideal purchase for families or those looking to upsize. Finished in modern neutral tones throughout, the home benefits from gas central heating, double glazing, and off-street parking.

Property Summary

The welcoming hallway provides access to the elegantly proportioned lounge, which features a bay window overlooking the front of the property. The heart of the home is the stunning kitchen diner, fitted with a range of base and wall-mounted units and offering access to the family room, from which the rear garden can be enjoyed. Also located on the ground floor are a stylish family bathroom and a separate cloakroom for added convenience. On the upper floor, there are three well-proportioned double

Price
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£215,000**

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On the upper floor, there are three well-proportioned double bedrooms, all benefiting from built-in storage and presented in immaculate condition. Completing the accommodation is a box room, which could be utilised as a study or walk-in wardrobe.

(Ground Floor)

Entrance Hall: 0.90m x 1.40m (2'11" x 4'7") approx.

Hallway: 2.40m x 1.07m (7'10" x 3'6") approx.

Lounge: 4.01m x 3.78m (13'2" x 12'5") approx.

Kitchen: 4.10m x 4.00m (13'5" x 13'1") approx.

Sun Lounge: 5.60m x 3.20m (18'4" x 10'6") approx.

Cloakroom: 1.55m x 0.90m (5'1" x 2'11") approx.

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

(First Floor)

Bedroom 1: 4.14m x 3.15m (13'7" x 10'4") approx.

Bedroom 2: 4.00m x 3.02m (13'1" x 9'11") approx.

Bedroom 3: 2.82m x 2.60m (9'3" x 8'6") approx.

Study: 1.83m x 1.70m (6'0" x 5'7") approx.

(Outside)

Externally, the front of the property features a loc-block driveway providing ample off-street parking for several vehicles. The fully enclosed rear garden enjoys a high degree of privacy and is mainly laid to artificial lawn. A fantastic cabin provides a versatile space ideal for entertaining or use as a home office.

Map

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