



**9 Parkhill Avenue Dyce, Aberdeen, AB21 7FP**

### Property Features

- Enjoying a quiet location within the popular residential suburb of Dyce this three bedroom semi-detached dwellinghouse offers excellent family sized accommodation over two floors and benefits from the modern comforts of gas central heating and double glazing. Close to local amenities including both primary and secondary schools this property would make the ideal purchase for a couple or small family, boasting an abundance of storage throughout.

### Property Summary

Upon entering, the hallway provides two large storage cupboards and gives access through to the lounge featuring a dual aspect windows to the front and rear allowing natural light to flood the room. Sure to be the hub of the home is the beautiful fully fitted kitchen and dining area. The kitchen is fitted with a wide range of wall and floor units. Upstairs, there are three good sized bedrooms, two of which boast ample wardrobe space. Completing this home

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**(Ground Floor)**

Hallway 2.97m x 2.00m (9'9" x 6'7") approx.

Lounge 6.15m x 3.28m (20'2" x 10'9") approx.

Dining Area 3.10m x 2.54m (10'2" x 8'4") approx.

Kitchen 2.95m x 2.90m (9'8" x 9'6") approx.

**(Upper Floor)**

Hallway: 2.95m x 2.74m (9'8" x 9') approx.

Bedroom 1: 3.4m x 3.18m (11'2" x 10'5") approx.

Bedroom 2: 3.43m x 2.9m (11'3" x 9'6") approx.

Bedroom 3: 2.74m x 1.52m (9' x 5') approx.

Bathroom: 2.67m x 1.63m (8'9" x 5'4") approx.

**(Outside)**

Externally, the tarred driveway provides ample off street car parking and leads to the single garage. The rear garden is mainly laid to lawn providing the ideal spot for those summer nights.

## Map

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