



12

# Clova Park

Kingswells, Aberdeen AB15 8TH



mackinnons  
solicitors



Entry is via the welcoming reception hall. The spacious and bright lounge overlooks the property frontage via a bay window. Of attractive décor, the wall mounted television is to remain, while an understair cupboard provides storage. The open plan dining area is perfect for formal entertainment, with sliding glazed doors to the rear garden. The kitchen is fitted with an attractive range of wood fronted storage units with integrated appliances and a freestanding fridge/freezer. On the first floor, the landing includes two fitted storage cupboards, as well as access to the partially floored loft. Bedrooms one and two respectively overlook the front and rear gardens and are both well proportioned rooms with double fitted wardrobes. Bedroom three is of neutral decoration and would also be suitable as a study or nursery. The family bathroom includes a white three piece suite with mains shower over the bath. Situated within attractive and well maintained garden grounds, a driveway provides off street parking and access to the single garage. The front garden is laid to lawn, with colourful borders, while the fully enclosed rear garden is a safe haven for both small children and pets, being laid to lawn with decorative borders and an extensive patio area which is perfect for "al fresco" dining.

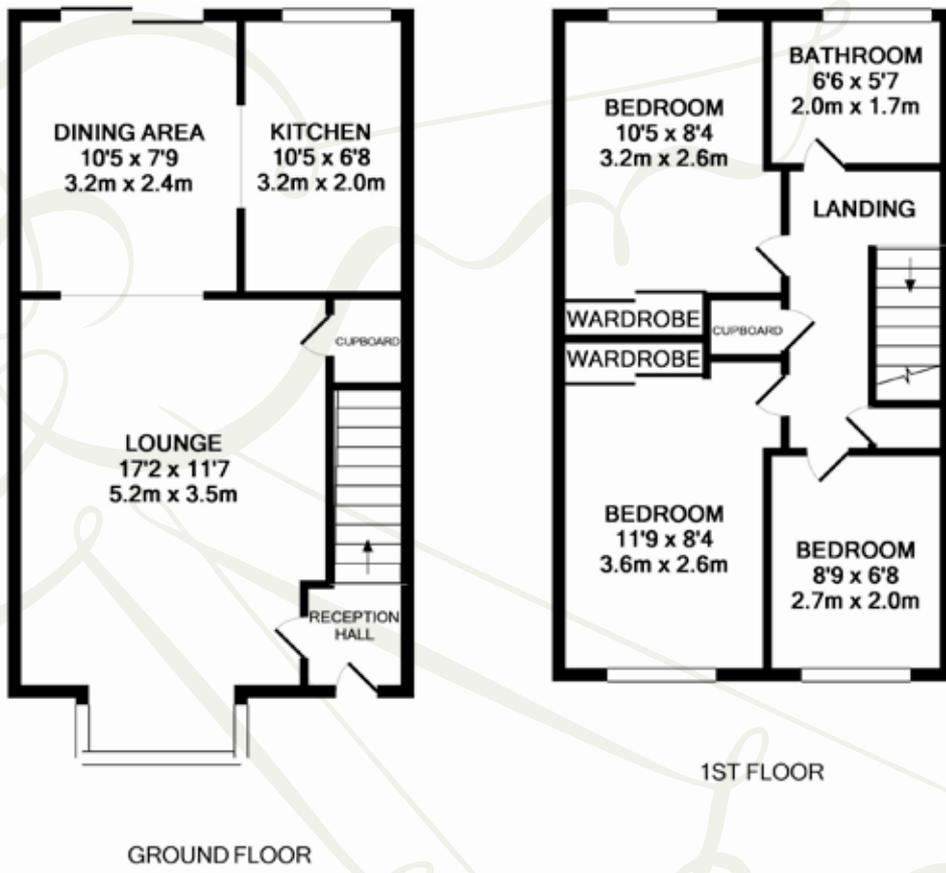
- 3 Bedrooms
- 2 Public Rooms
- Gas Central Heating
- Double Glazing

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We are delighted to offer for sale this well presented three bedroom semi detached dwelling house with single garage, located in the popular residential suburb of Kingswells and within easy walking distance of the local amenities and Primary School. Offering well proportioned, tastefully decorated living accommodation throughout, this super property is ready to move into and would be ideal for a first time buyer or young family. Early viewing is highly recommended.





## Terms

**Council Tax**  
Band E

**EPC**  
Band C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687



NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

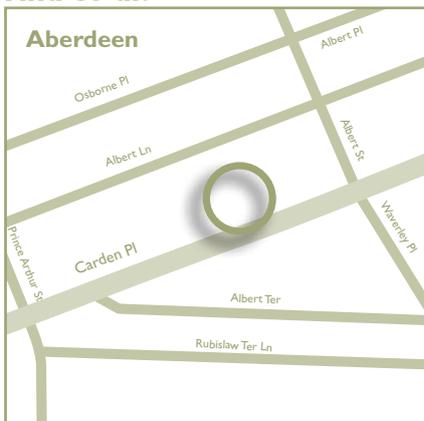
## mackinnons services

- **Property matters including Sales and Purchase**
- **Wills, Trusts and Executries**
- **Powers of Attorney**
- **Employment Law**
- **Business Law**
- **Tax**
- **Leasing**

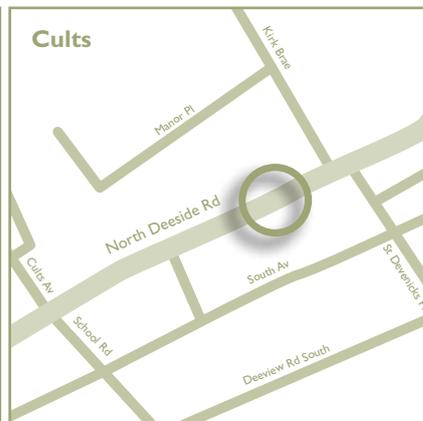
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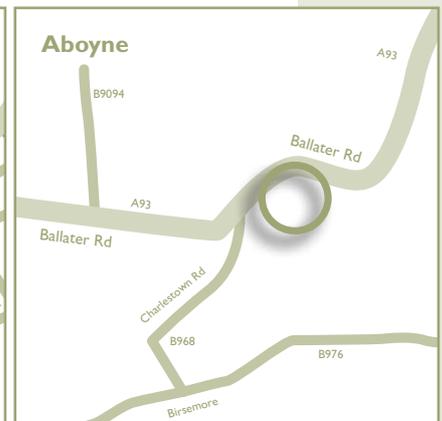
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