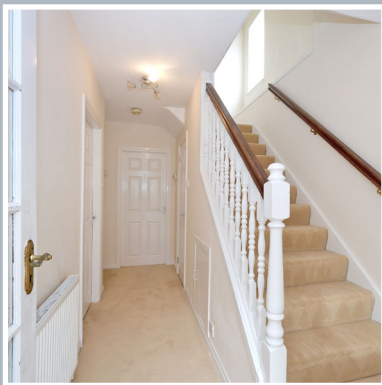




368 Queens Road

Aberdeen AB15 8DX



mackinnons
solicitors



A bright vestibule provides access to a welcoming reception hall which in turn leads to most ground floor accommodation.

A light and airy lounge features a bay window frontage and an ornate wooden fire surround housing a cast iron inset and open fire.

A well proportioned dining room situated to the rear providing ample space for a range of furnishings.

A modern galley style kitchen is fitted with a range of wall and base units incorporating ample work surfaces and integrated appliances. The kitchen is further enhanced by a utility area which in turn leads to the rear garden.

A useful cloakroom with two piece suite completes the ground floor.

Upstairs, there are two spacious double bedrooms, both with extensive fitted wardrobes and a further good sized single bedroom.

A bright family bathroom is fitted with a white three piece suite and separate aqua-panelled shower enclosure.

Externally a tarred driveway provides off road parking and leads to the single garage. The front garden features an area of lawn with decorative borders. To the rear an elevated timber sun deck with wooden balustrade features steps to the lower garden. Screened by high level wall, this area enjoys a degree of privacy, mainly laid to lock block with an area of lawn and planted borders.

We offer for sale this deceptively spacious two public room and three bedroom, semi-detached granite villa, which boasts light and airy accommodation throughout. Ideally positioned within the desirable west end of Aberdeen city, the property is situated at the far end of a cul-de-sac, set back off the main Queens Road. The property benefits from fresh neutral décor throughout. This presents the opportunity to purchase a quality granite semi detached property in a sought after location with the potential to create a superb family home.

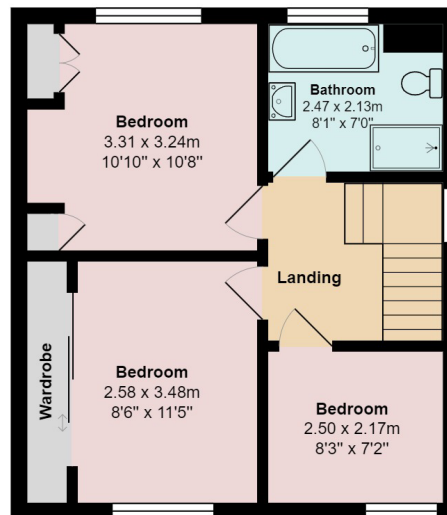
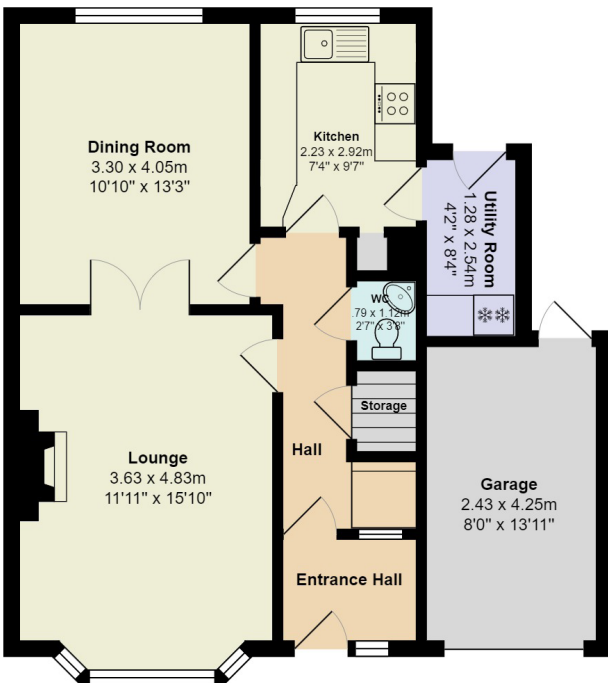
Queens Road is within a few minutes walk of both the primary and secondary schools as well as Hazlehead Park and Golf Course. Regular public transport to the city and good transport links available nearby.





- Light and Airy Lounge
- Spacious Dining Room
- Modern Kitchen
- Three Bedrooms

- Private Rear Garden
- Driveway and Garage
- Gas Central Heating
- Desirable Location



Terms

Council Tax
Band F

EPC
Band D

Entry
By Arrangement

Viewing
Contact Solicitors
01224 868687

our services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine

These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.



produced by xci.com | 01224 878799