



87 Gardner Drive
Kincorth, Aberdeen AB12 5SJ



mackinnons
solicitors



Entered via Upvc door with glazed section and matching side panel, this bright entrance provides access to most ground floor accommodation.

A 15 pane door leads to an exceptionally light and airy lounge with picture window enjoying a superb open outlook. a particular focal point is the stone fire surround housing an electric inset fire. An archway leads to good sized dining area which forms part of a rear extension.

A well appointed kitchen is fitted with a wide range of wall and base units with ample worksurface incorporating a breakfast bar and extensive splash back tiling. Free standing appliances will be included in the sale. Archway to a useful utility area to the rear, fitted with additional base units with worksurface incorporating stainless steel sink. The free standing washing machine will remain. A part glazed door leads to the side/ rear garden.

Upstairs, there are two spacious double bedrooms. Bedroom features two double fitted wardrobes, bedroom two offers ample space for a range of furnishings.

A bright bathroom fitted with a white three piece suite with shower over the bath, completes the accommodation.

The property features an exclusive area of garden to the front, screened by an established hedge, this area is mainly laid to lawn with painted borders. A covered walkway to the side leads to the rear garden, mainly laid to lawn with several mature shrubs and trees.

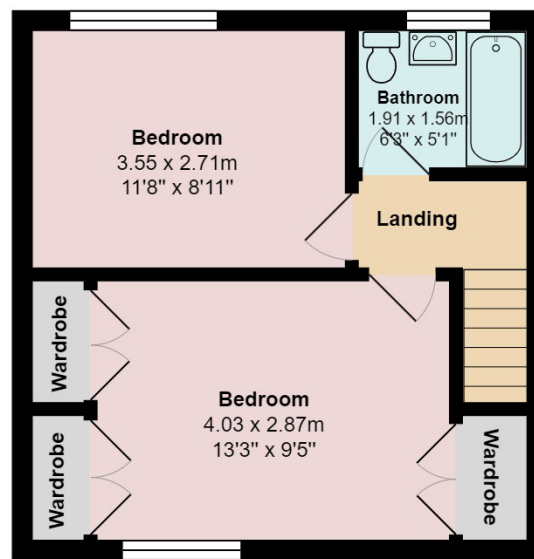
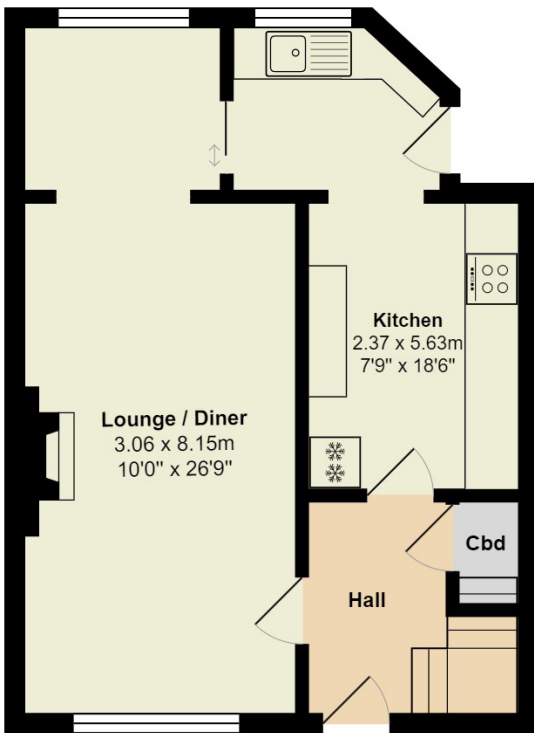
Ideally positioned within the established residential area of Kincorth, situated to the south of Aberdeen city. This well proportioned two bedroom end terrace family home has been sympathetically extended to the rear to form spacious living accommodation. Although in need of some modernisation and upgrading, the property is extremely bright and spacious with features including gas fired central heating and double glazing.

Kincorth offers a range of local amenities including primary and secondary schooling. There is regular transport to and from the city centre and the Robert Gordon's University Campus at nearby Garthdee.





- Light and Airy Lounge
- Good Sized Dining Area
- Galley Style Kitchen
- Two Double Bedrooms
- Bright Family Bathroom
- Established Garden
- Gas Central Heating



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.

Terms

Council Tax

Band C

EPC

Band D

Entry

By Arrangement

Viewing

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