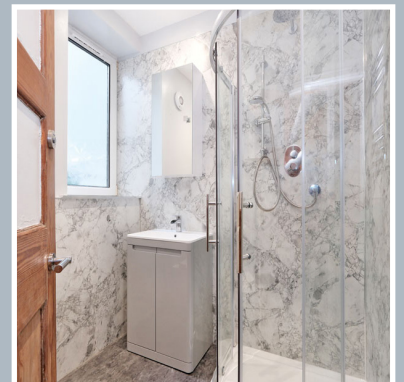




9 Ashley Park South

Aberdeen AB10 6RP



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Entered via a uPVC door this welcoming hallway provides access to most ground floor accommodation.

A well appointed kitchen/dining area is fitted with a wide range of contemporary gloss units. A peninsular breakfast bar houses the induction hob with extractor hood overhead. The integrated oven/grill and washing machine will be included along with the free-standing dishwasher, fridge/freezer. A picture window overlooks the rear garden with opaque glazed uPVC door to side of property.

Enjoying an open plan layout with the kitchen/dining area, the spacious lounge features a bay window frontage with open outlook. A particular focal point is the inglenook fireplace housing a wood burning stove set on a slate hearth and featuring an oak mantle shelf.

A good sized single bedroom to the front and well appointed shower room with white suite and fully aqua-panelled double shower enclosure, completes the ground floor.

Upstairs, a generous double bedroom benefits from extensive fitted wardrobes providing excellent shelf and hanging space. A useful cloakroom on the upper landing completes the accommodation.

Outside, an extensive stone chip drive to the front offers off road parking, gated access to the side of the property leads to a fully enclosed rear garden, screened by mature trees and shrubs, mainly laid to lawn with a timber sun deck and planted borders. An external store houses the gas central heating boiler.

Ideally situated in the west end of Aberdeen city, we offer for sale, this 2 bedroom semi detached, granite dwelling house. The accommodation spans two floors and includes a lounge with bay window, which boasts a superb open plan layout with the modern dining kitchen. There are two double bedrooms, cloakroom and well appointed bathroom. Outside the property is further enhanced by ample off road parking to the front and fully enclosed rear garden.

The property is ideally situated within a short distance to Ashley Road Primary School and Aberdeen Grammar Secondary School. A wide range of amenities can be found within walking distance.





Terms

Council Tax
Band E

EPC
Band D

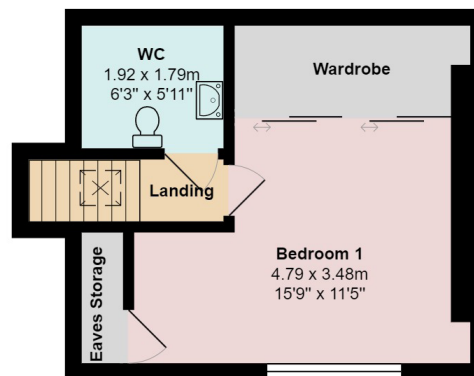
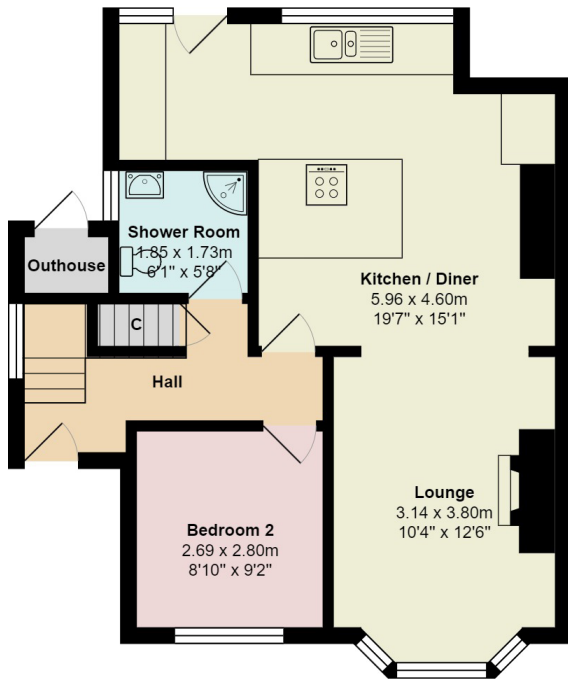
Entry
By Arrangement

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- Lounge with Open Fire
- Open Plan Kitchen/ Dining Area
- Two Double Bedrooms
- Modern Shower Room and Cloakroom
- Driveway and Enclosed 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.



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