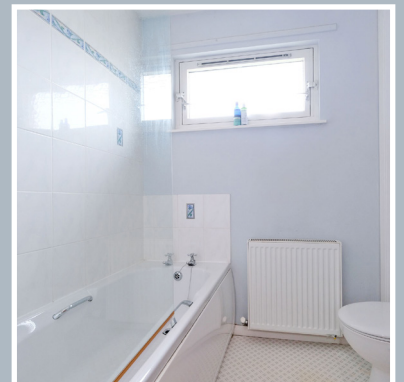




36 Claremont Grove

Aberdeen AB10 6RF



mackinnons
solicitors



Entered via a part glazed hardwood door, this bright hallway benefits from a deep fitted cupboard.

A well proportioned lounge/dining area features a large picture window to the front and further window overlooking the rear garden. Ample space for a range of furnishings including a dining table and chairs.

The well appointed kitchen is fitted with a wide range of wall and base units in a light wood finish. Ample work surfaces and extensive splashback tiling. The integrated 4 ring gas hob with extractor hood, oven/grill will remain along with the free-standing dishwasher, washing machine and fridge/freezer. A part glazed door with window alongside leads to the rear garden.

A carpeted staircase with wooden handrail leads to the upper floor and remaining accommodation. A fitted cupboard houses the central heating boiler.

Upstairs there are two spacious double bedrooms and a further single bedroom.

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

The front of the property is enclosed by a low level wall with a wrought iron gate leading to a paved access path. The front garden features established borders stocked with a variety of mature shrubs and seasonal plants. The rear garden is fully enclosed by a low level stone wall. Mainly laid to paved terrace with borders stocked with shrubs and seasonal plants. An allocated parking space is located directly in front of the property, ample visitor parking available.

We offer for sale this deceptively spacious three bedroom, end-terraced dwelling house, located within an established residential development, enjoying a convenient city centre location. With accommodation spanning two floors, the property benefits from gas fired central heating and double glazing throughout.

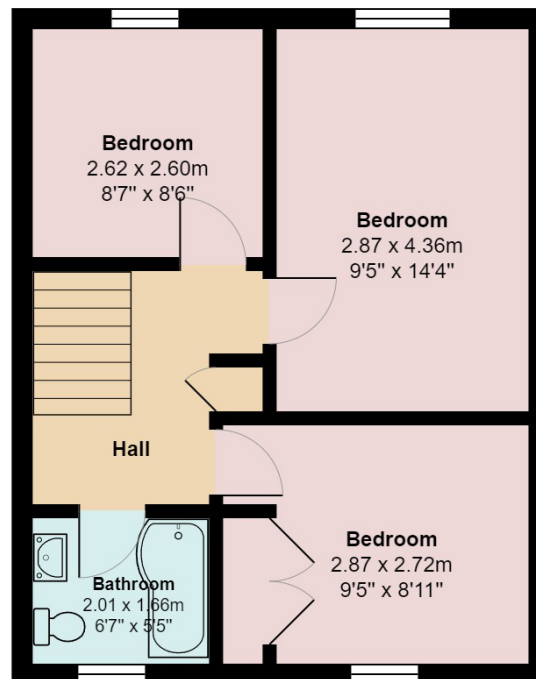
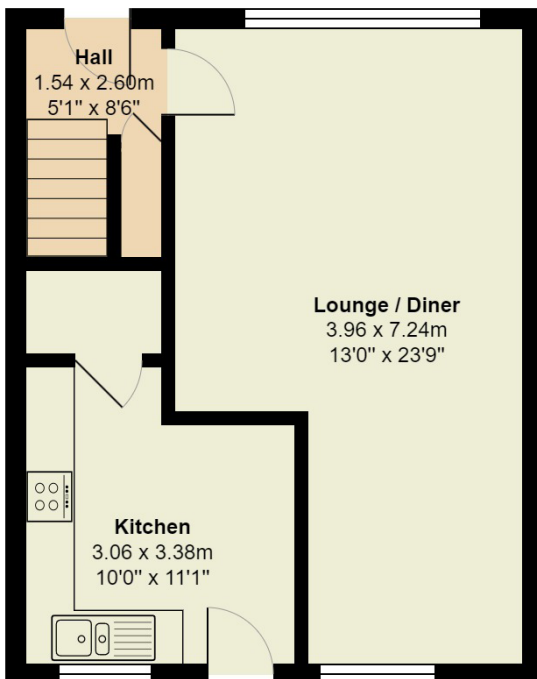
Although in need of a degree of modernisation the property offers well proportioned living space and benefits from an exclusive area of garden and allocated parking space. Viewing is recommended to fully appreciate the location and accommodation on offer.





- Lounge/Dining Area
- Well Appointed Kitchen
- Garden and Parking

- Three Spacious Bedrooms
- Gas Central Heating
- Central City Location



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 E

EPC

Band C

Entry

By Arrangement

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01224 868687

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