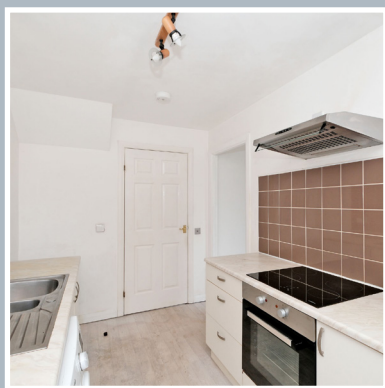




9 Wellside End

Kingswells, Aberdeen AB15 8DW



mackinnons
solicitors



A part glazed door provides access to the bright vestibule, which in turn leads to the light and airy lounge overlooking the front of the property. A particular focal point of the lounge is the attractive fire surround housing a modern inset electric fire.

A door from the lounge leads to the well appointed galley style kitchen. Fitted with a range of units incorporating ample roll front work surface and stainless steel sink. The integrated and free standing appliances will remain. A part glazed door with window alongside gives access to the fully enclosed rear garden.

Accessed via the kitchen, a good sized dining room overlooks the rear garden and offers ample space for a family dining table and chairs.

Upstairs, two double bedrooms benefit from fitted wardrobe facilities, providing ample shelf and hanging space.

The family bathroom is fitted with a white three piece suite with shower attachment to taps. Tiled around the bath/shower area and tiled floor.

Externally, the property is located within a cul-de-sac with allocated and ample visitors parking available. There is an exclusive area of garden to the front. The fully enclosed rear garden is screened by high level timber fencing ensuring a high degree of privacy. The area is laid to stone chips for easy maintenance and features a variety of mature shrubs, trees and seasonal plants. The timber shed will remain.

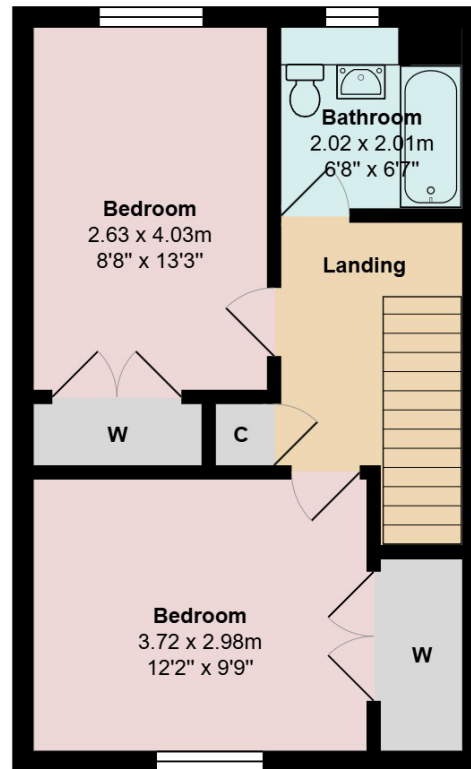
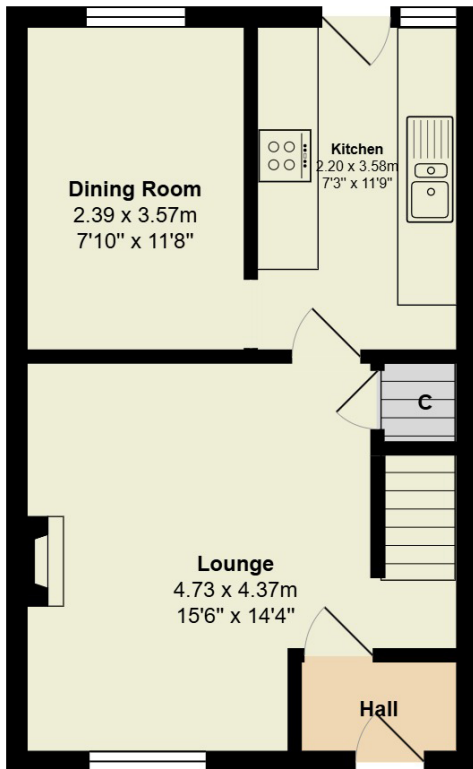
Enjoying a quiet cul-de-sac position within the popular residential village of Kingswells, we are delighted to offer for sale this spacious two bedroom mid terraced villa.

Accommodation on the ground floor comprises entrance vestibule, bright and spacious lounge, fully fitted kitchen and formal dining room. Upstairs, there are two well proportioned double bedrooms and a family bathroom. Outside, there is an allocated space within the resident's car park, along with ample visitors' spaces. There is an exclusive area of garden to the front a private, low maintenance garden to the rear. Early viewing is recommended to fully appreciate the accommodation and location on offer.





- Lounge with Fireplace
- Spacious Dining Room
- Well Appointed Kitchen
- Two Double Bedrooms
- Bright Family Bathroom
- Garden and Allocated Parking



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

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EPC

Band D

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