



# 51 Beech-Hill Gardens

Aberdeen AB15 7QD



mackinnons  
solicitors



We are delighted to offer for sale this immaculately presented three bedroom semi detached property with garage in the popular residential suburb of Airyhall in Aberdeen.

A uPVC entrance door leads into a vestibule area which has a cupboard housing the electricity meter. A partially glazed door opens into the reception hall, where a staircase ascends to the first floor. A large under stair cupboard with shelving.

A door leads into the cosy and inviting lounge with a large bay window, central to the room is a gas fire.

The reception hall continues into the dining room. The dining room lies on semi open plan to the family room and the well appointed kitchen.

The family room is a versatile, bright and airy room.

Ascending the staircase to the first floor a window at the top of the landing allows a good deal of natural light.

The principal bedroom is a peaceful and light room, featuring mirrored wardrobes, providing ample hanging space and shelving. Double bedroom two has mirrored wardrobes and an additional storage cupboard. Bedroom three is currently used as a study.

Completing the living accommodation is the bright and spacious bathroom. Within the bathroom there is a three piece suite in addition to a shower enclosure housing an electric shower appliance.

A driveway provides off street parking. A single garage provides access into the rear garden and houses the gas central heating boiler.

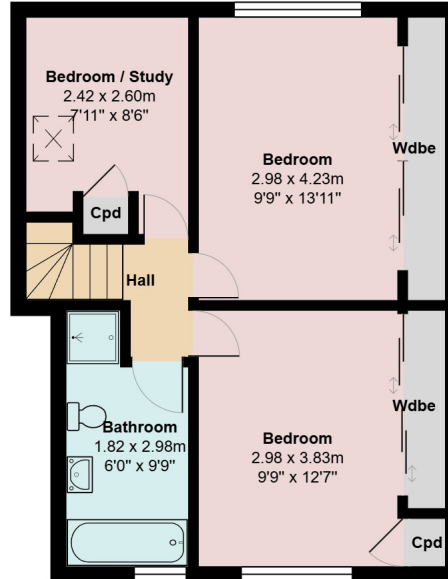
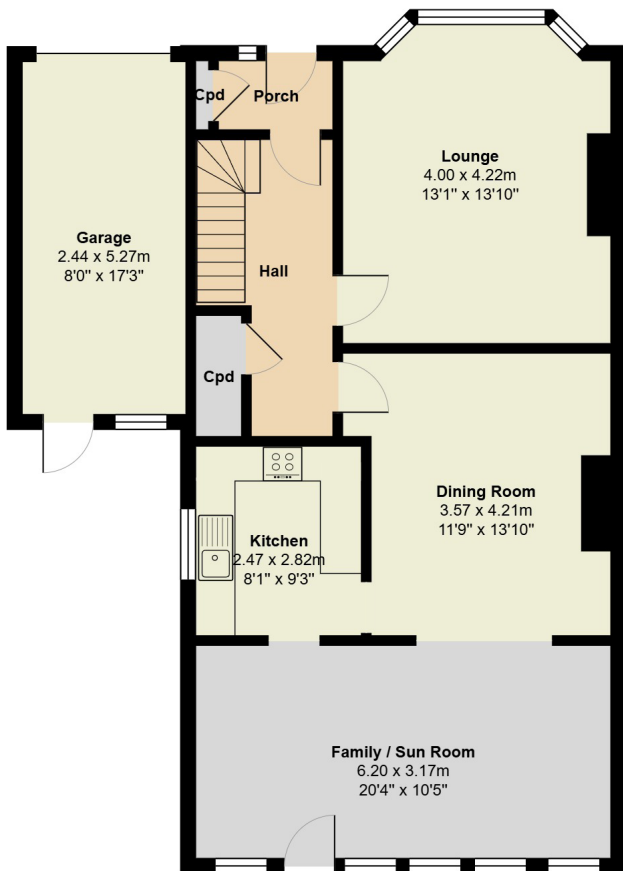
A patio is the ideal spot for al fresco dining. Fully enclosed with an area of lawn, there is a further seating area to the rear. The greenhouse and shed are to remain.

**Fixtures and fittings:** The blinds, light fittings and integrated kitchen appliances are to be included in the sale. Certain curtains are to be removed. The sofa and chair in the family room may be available by separate negotiation.





- Gas Fired Central Heating with Hive System
- Double Glazing
- Driveway
- Single Garage



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 D

**Entry**

By Arrangement

**Viewing**

Contact Solicitors

01224 868687

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