



# 131

## Stewart Crescent

Northfield, Aberdeen AB16 5SP



**mackinnons**  
solicitors



A part glazed uPVC door leads to the welcoming reception hall, window to the side allows natural light into the area.

A light and airy lounge overlooks the front of the property. Built-in storage cupboard.

Situated to the rear of the property, a spacious dining kitchen is fitted with a range of wall and base units, there are ample work surfaces and extensive splashback tiling. The integrated and free-standing appliances will remain. Window overlooks the rear garden. Door leads to rear vestibule which provides access to the garden.

A recently refurbished shower room is fitted with a modern white suite, tiled to dado height and ceramic tiled floor. Heated towel rail. Opaque window to the side.

A carpeted staircase with wooden handrail leads to the upper floor and remaining accommodation.

There are three double bedrooms located on the upper floor, all with fitted wardrobe facilities.

Externally, the property is further enhanced by an extensive driveway to the side, providing ample off road parking, gardens to front and rear with areas of lawn and decorative borders. Drying green shared with adjacent property, is located to the rear.

The property benefits from a recently installed gas combi boiler and grant funded external insulation.

We offer for sale this deceptively spacious three bedroom semi-detached family home, situated in an established residential area of Aberdeen, within easy access of local amenities.

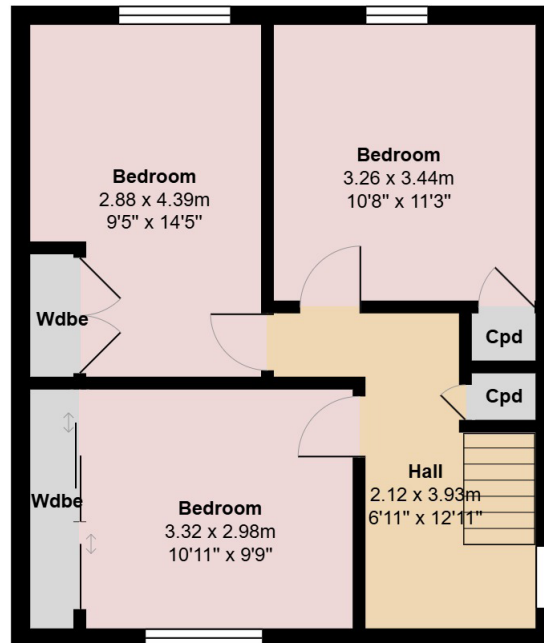
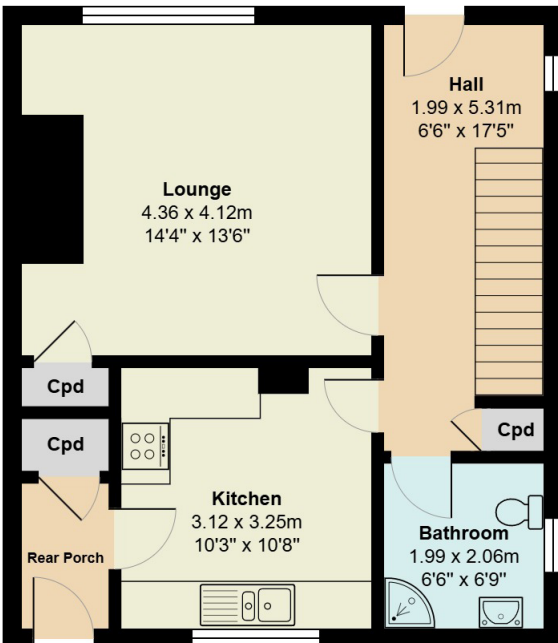
The light and airy accommodation comprises of a welcoming reception hall, well appointed dining kitchen and modern shower room on the ground floor, along with three spacious double bedrooms on the upper floor. The property is further enhanced by ample off road parking and established gardens. In need of a degree of modernisation, this property offers the potential to create an attractive home.





- Light and Airy Lounge
- Spacious Dining Kitchen
- Modern Shower Room

- Three Double Bedrooms
- Garden and Driveway
- 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 C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

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