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**8 DOMINIES ROAD
ABERDEEN, AB16 5ED**



One Bedroom Mid Terrace Bungalow

- Entrance Porch, Lounge & Kitchen
- Bedroom & Shower Room
- Double Glazing & Gas Central Heating
- Gardens to Front & Rear
- Close to local amenities

Offers Over £89,000

Home Report Valuation £100,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated in a well established residential area of Aberdeen, within walking distance of local amenities, we offer for sale this One Bedroom Mid Terrace Bungalow which benefits from Double Glazing and Gas Central Heating,. The accommodation comprises of Entrance Porch, Hallway, Lounge, Kitchen, Bedroom and Shower Room. Outside a driveway to the front of the property provides off-street parking. Garden to front & rear.

ACCOMMODATION

Entrance Porch

The property is entered via a half glazed front door which opens into the porch. Door to vestibule.

Vestibule

Accessed from the entrance porch. Low level cupboard housing meter unit. Laminate Flooring. Glazed door to hallway.

Hallway

The hallway gives access to the lounge, bedroom and shower room. Central heating radiator and laminate flooring. Deep utility cupboard incorporating shelving with access to the loft space.

Lounge

14' 7" x 9' 3"
(4.45m x 2.82m)

Overlooking the front of the property the lounge offers space for a variety of furniture. Central heating radiator and laminate flooring. Door to kitchen.



Kitchen

9' 8" x 9' 3"
(2.95m x 2.82m)

Overlooking the rear of the property the kitchen is fitted with a range of base and eye level units incorporating a stainless steel sink and coordinating work surfaces. The units further incorporate an electric cooker and washing machine. Space for free standing appliances. Shelved pantry cupboard. Laminate flooring. Door to rear garden.



Bedroom 1

10' 9" x 10' 1"
(3.28m x 3.07m)

A double bedroom overlooking the rear and benefiting from two built in cupboards incorporating hanging rails and shelving. Ample space for freestanding furniture. Central heating radiator and laminate flooring.



Shower Room

Fitted with white suite comprising w.c. and wash hand basin and shower. Central heating radiator and laminate vinyl.



OUTSIDE

A driveway to the front of the property provides off-street parking. The garden to the front is laid in stone chips. The garden to the rear is mainly laid in grass.

SERVICES

Mains electricity, water, drainage and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

Council Tax Band B

EPC Band C

Entry

By arrangement

Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

A popular area of the city with a wide variety of local amenities including shops and primary and secondary education. Well placed to North Anderson Drive providing access to the Industrial/Business Estates to both north and south of the city. Foresterhill Hospital Complex is also located nearby as is regular public transport with links to other areas of the city.

Reference

Oldmeldrum/DDP/I25



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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