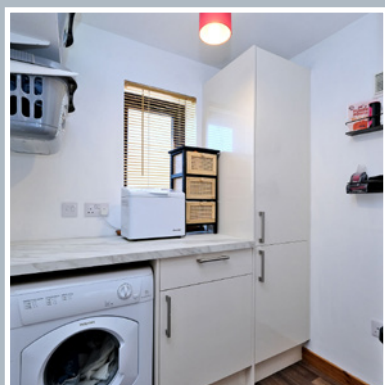




7 Invercauld Road

Mastrick, Aberdeen, AB16 5UG





A Upvc door with glazed section leads to the reception hall.

A bright room with box bay window to the front is currently used as a lounge, and would make an ideal third double bedroom if desired.

Located to the rear of the property, the galley style kitchen is fitted with a wide range of wall and base units. Integrated appliances to remain. Space for additional free standing appliances. Window to the rear and door to the rear garden. Door to sitting/ dining room.

Forming part of the substantial extension, this generous sitting/ dining room offers ample space for a range of furnishings. Window to the front and double French doors to the side sun deck. Accessed via pocket door, the useful utility room is fitted with additional units and provides space for a free standing tumble drier.

Carpeted staircase to the upper floor and remaining accommodation. Hatch to part floored attic, is equipped with light and houses the gas central heating boiler.

There are two double bedrooms located on the upper floor, both with fitted wardrobe facilities.

The good sized shower room fitted with a modern white suite and aqua lined shower completes the accommodation.

The property occupies a corner plot, with low maintenance gardens including a lawn to the rear and timber sun deck and paved courtyard areas to the side. Stone chip drive provides off road parking.

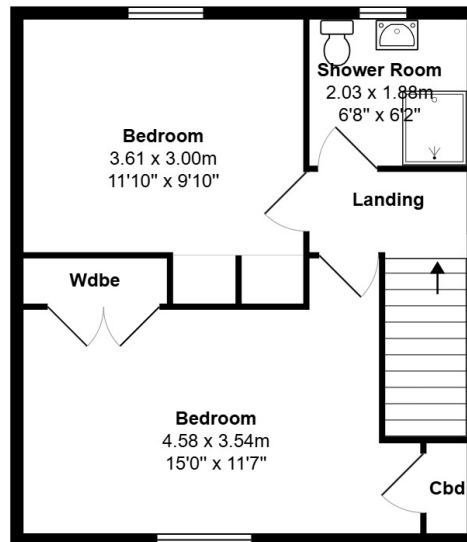
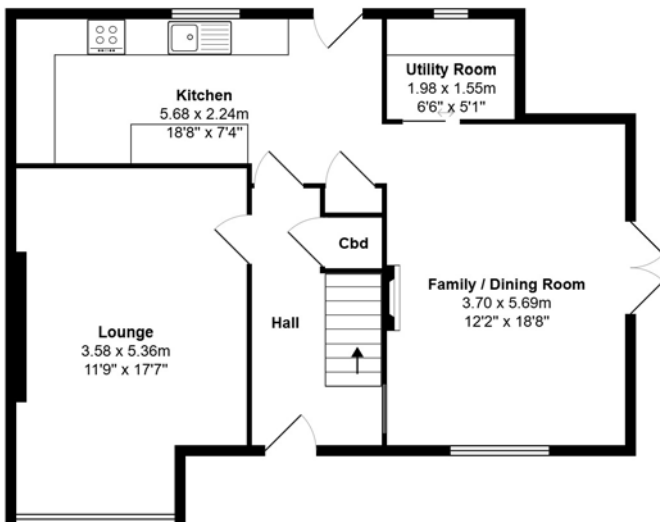
Situated within an established residential area of Mastrick, we offer for sale this two/three bedroom end terrace dwelling, which has been sympathetically extended by the current owner to form additional living accommodation. The property occupies a good sized corner plot with ample off road parking.

Viewing of this deceptively spacious home is recommended to fully appreciate the location and accommodation on offer.





- Superb Sitting/ Dining Area
- Spacious Lounge/ Bedroom Three
- Two Double Bedrooms
- Modern Kitchen & Utility Room
- Good Size Shower Room
- Garden & Driveway



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

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EPC

Band C

Entry

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01224 868687/

07584 309354

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