



6 King's Cross Avenue

Aberdeen, AB15 6FS



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The entrance door opens into the vestibule. Within the welcoming reception hall, the staircase leads to the first floor.

The bright and spacious lounge and formal dining room both overlook the front garden via large deep silled bay windows.

Providing access to the rear garden via a glazed door, the kitchen features a good range of storage units and appliances.

Double bedroom three is a spacious and bright room overlooking the rear garden. The bedroom lies in close proximity to the family bathroom.

On the first floor, the landing provides access to the attic space, in addition to two versatile bedrooms, the study and shower room.

The property enjoys the benefit of well established gardens. A paved pathway leads up to the entrance door between two areas which are laid to lawn, while stone chip borders include a range of mature shrubs and seasonal flowering plants. A shared driveway leads up to the rear garden, which features a colourful array of seasonal flowering plants and flowers, a central drying green and paved patio. An integral store accessible from the rear garden includes a water tap, as well as housing the central heating boiler. Accessible from the driveway, a pvc shed with double front doors occupies the site of the former garage and provides storage for larger outdoor equipment.

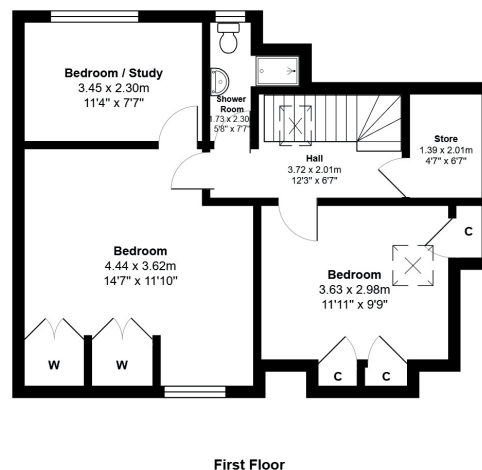
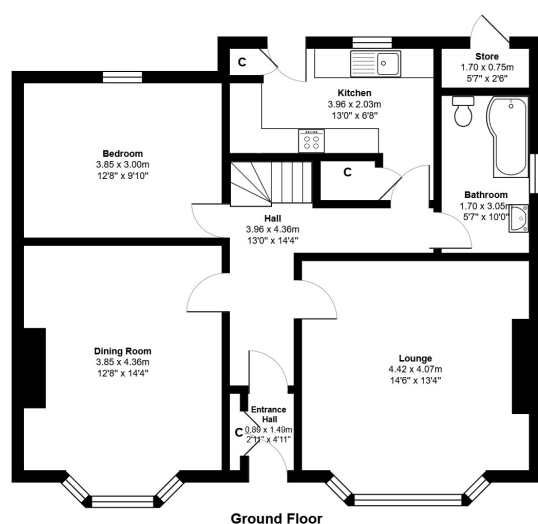
Located along a pleasant tree-lined street within the sought after King's Gate area of Aberdeen City, this three bedroom semi-detached granite home offers versatile living across two floors.

Situated within well maintained and established gardens with a shared driveway, the property provides bright and welcoming living accommodation which attractively combines both modern and traditional influences. Ready to move into, early viewing is highly recommended.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Three Bedrooms
- External Storage
- Shared Driveway



Terms

Council Tax

Band F

EPC

Band D

Entry

By Arrangement

Viewing

Contact Solicitors

01224 868687

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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.



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