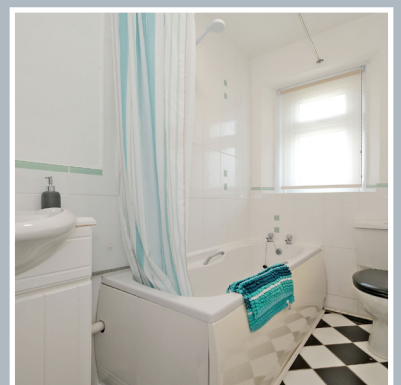




2 Airyhall Road

Aberdeen AB15 7TR



mackinnons
solicitors



A part glazed uPVC door gives access to the property, and a small stairway leads to the main hall. A window to the side of the door, and a further large window on the upper landing, allow ample natural light in this area.

The light and airy lounge boasts windows on two aspects, a particular focal point of the room is the high level wooden fire surround with tiled hearth and back plate, housing decorative open fire. Ample space for a range of furnishings.

The bright dining kitchen is fitted with a wide range of wall units and under unit concealed lighting. Ample roll front work surfaces and splashback tiling. Stainless steel sink and drainer with mixer tap. Most integral and free standing appliances will remain. A built-in double cupboard offers excellent further storage and houses the combi boiler. Space for a breakfast table and chairs, windows on two aspects.

There are two spacious double bedrooms, both benefitting from fitted wardrobe facilities and ample space for a range of furnishings.

The good sized bathroom is fitted with a white 3 piece suite with shower over the bath. Fully tiled around bath/shower and to dado level elsewhere.

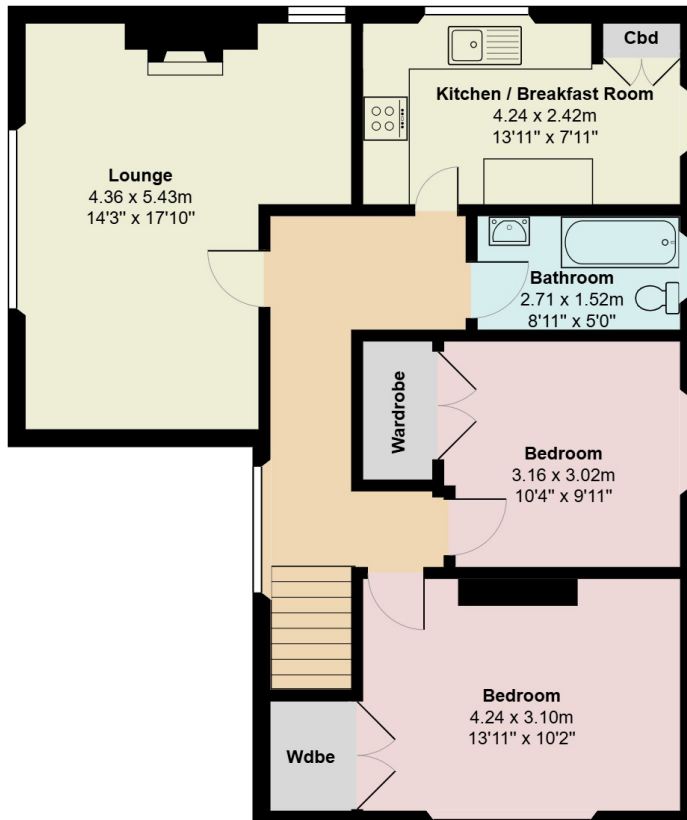
A path leading to the property has an exclusive garden area to one side which features seasonal plants. To the rear of the property is a shared drying area and an exclusive garden which is mainly laid to lawn and bordered by established shrubs and trees.

We offer for sale this well proportioned traditional granite two bedroom self-contained upper flat. Ideally situated to the west of Aberdeen city centre, this light and airy property is further enhanced by gas central heating and full double glazing. Outside, there is a mature, exclusive garden to the rear which is mainly laid to lawn and bordered by mature shrubs. The property enjoys a peaceful location and is well placed for access to a range of local amenities at both Mannofield and Seafield. The property is situated close to Johnston Gardens and Hazlehead Park, with its golf courses. Regular public transport and road links are available nearby.





- Light and Airy Lounge
- Dining Kitchen
- Two Double Bedrooms
- Bright Bathroom
- Exclusive Garden
- Popular Location



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

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Band D

EPC

Band D

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