



130 Clifton Road

Aberdeen AB24 4RB



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A bright vestibule features a 15 pane internal door leading to the reception hall which provides access to all ground floor accommodation.

An exceptionally light and airy lounge boasts a box bay window to the front, recessed alcoves offer ample display shelving. Space for a range of furnishings.

A bright, spacious dining room features a full height window to the rear. Fitted cupboard houses the gas central heating boiler.

A well appointed galley style kitchen is located to the rear of the property. Fitted with a wide range of wall and base units incorporating a roll front work surface with extensive splash back tiling. All white goods will be included in the sale. Windows on two aspects and part glazed door to rear paved terrace.

A carpeted staircase leads to the upper landing and remaining accommodation. A Velux window allows ample natural light into the area.

The good sized bathroom is fitted with a white suite three piece suite which is fully tiled throughout.

There are two spacious double bedrooms, both with fitted wardrobe facilities. The main bedroom is further enhanced by an en-suite shower room.

The property occupies a corner plot enjoying an elevated position. The garden is mainly laid to lawn with decorative borders stocked with a variety of established shrubs and seasonal plants. The raised paved terrace at the rear, leads to the steps giving access to the lower driveway and detached garage.

We offer for sale this deceptively spacious two bedroom traditional granite end terrace dwelling house.

Ideally positioned within a popular residential area of Aberdeen, conveniently located to nearby amenities and public transport links. The accommodation has been recently refurbished throughout to form bright, well proportioned family living space. The property occupies a generous corner plot with rear driveway leading to a detached garage.

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





Terms

Council Tax
Band E

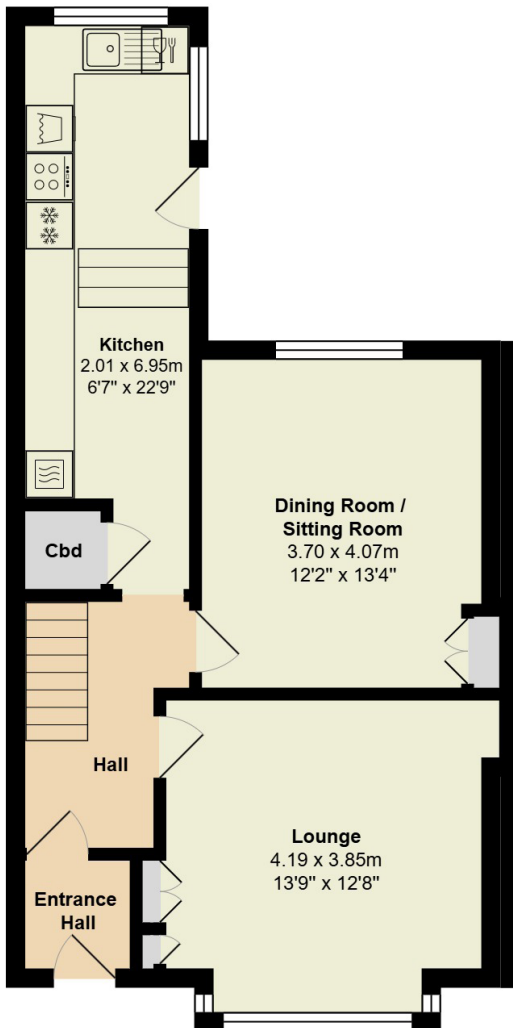
EPC
Band E

Entry
By Arrangement

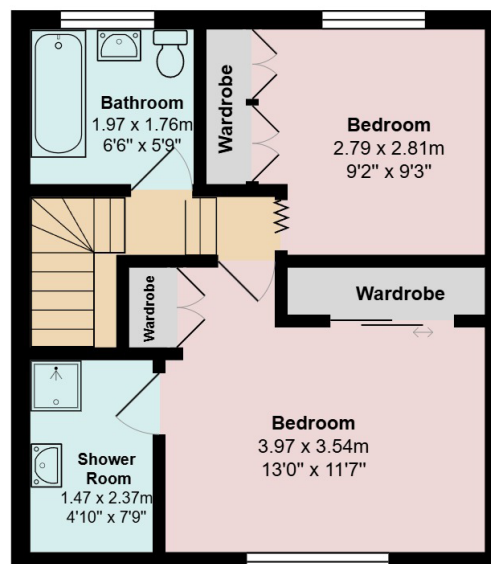
Viewing
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- Lounge with Bay Window
- Bright Dining Room
- Two Double Bedrooms
- Well Appointed Galley Kitchen
- Bright Dining Room
- Garden and Garage



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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