



# 31 Fernhill Road

Mastrick, Aberdeen AB16 6QQ

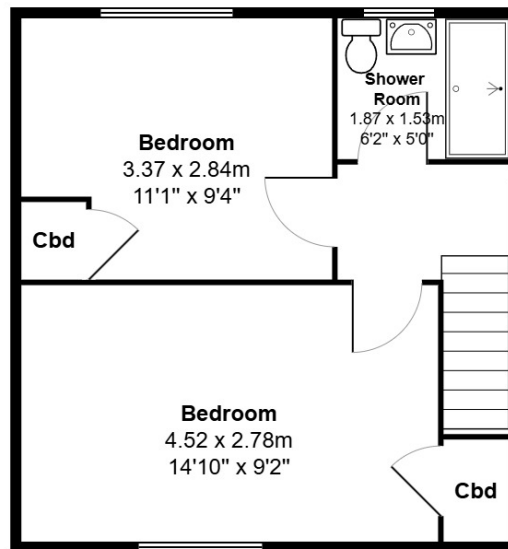
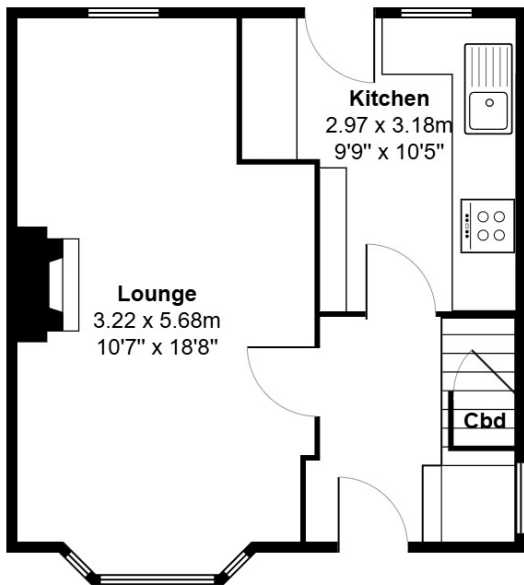


mackinnons  
solicitors

We are delighted to offer for sale this well appointed two bedroom end-terraced dwelling house, located within the popular residential area of Mastrick within Aberdeen city. Offering well proportioned accommodation across two floors, the extensive gardens also incorporate ample off street parking.

The welcoming reception hall provides access to the pleasant dining kitchen. Overlooking the rear garden, there are a good range of storage units and appliances available. The bright and spacious lounge/dining room is perfect for both relaxation and formal dining. On the first floor, the two double bedrooms provide ample space for freestanding furniture. The contemporary shower room completes the accommodation. Outside, the property is situated amidst generously proportioned garden grounds which are predominately laid in grass with established borders.

- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Two Bedrooms
- Large Corner Site
- Off Street Parking



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**

Band B

**EPC**

Band D

**Entry**

By Arrangement

**Viewing**

Contact Solicitors  
01224 868687

## our services

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