



# 68 Woodend Crescent

Aberdeen AB15 6YQ



mackinnons  
solicitors



The kitchen is fitted with a range of white wall and base units. Coordinating work surfaces incorporating 1.5 bowl cream sink with tap and drainer and tiled splashbacks. Integrated electric hob with electric oven below and extractor above. Free standing fridge freezer. Breakfast bar with storage. Pantry cupboard provides extra storage. A door leads to the rear garden and the garage.

Returning to the hallway, the staircase provides access to the first floor. A cupboard at the top of the staircase provides extra storage. A hatch gives access to the attic space.

There are two good sized double bedrooms both with generous fitted wardrobes providing shelving and hanging space. The bedroom to the front also benefits from built-in bed side tables and extra shelving. A single bedroom/study overlooks the front of the property.

Completing the accommodation is a good sized family shower room.

A driveway to the front of the property provides off street parking and allows access to a single garage with electric door which is equipped with power and light and houses the gas central heating boiler. Free standing washing machine and tumble dryer which will be included in the sale. A door in the garage leads to the rear garden. A patio area is ideal for outdoor entertaining. Raised areas with mature shrubs and laid to stone chips for easy maintenance.

We are delighted to bring to the market this spacious three bedroom semi-detached dwelling house with garage and off street parking.

A door gives access to a vestibule. A fifteen pane glass door leads into the hallway with staircase leading to the upper floor.

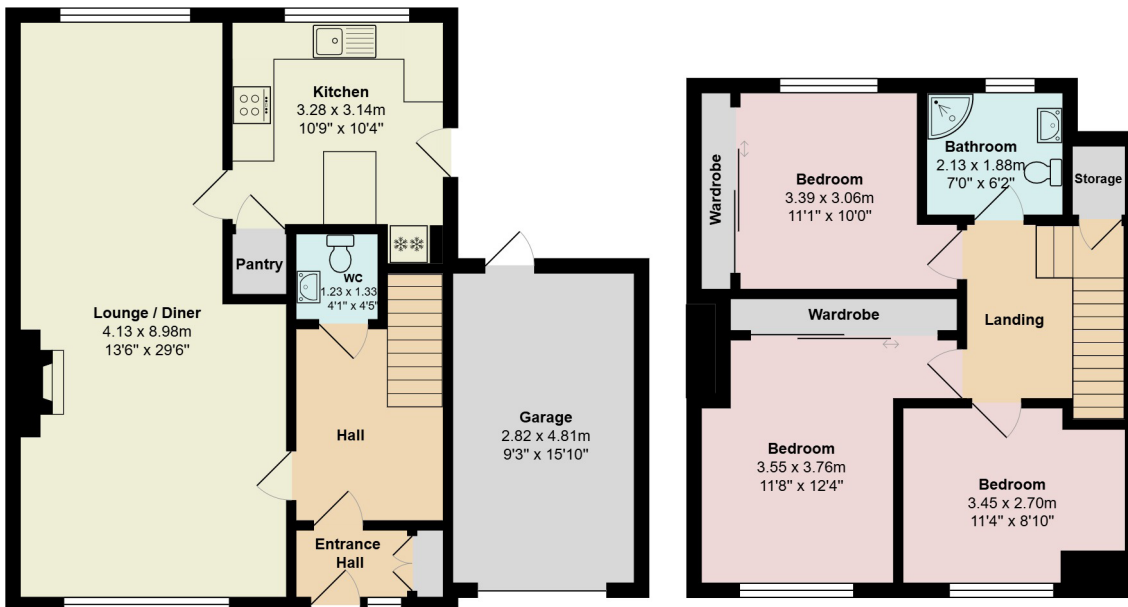
A useful cloakroom is fitted with a white two piece suite.

Enjoying an open plan layout the lounge/dining has ample space for a range of furnishings. A particular feature is the gas fire with surround and marble hearth. A door leads into the kitchen.





- Gas Central Heating
- Double Glazing
- Mains Drainage
- Lounge/Dining
- Three Bedrooms
- Single Garage
- Off Road 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 E

**EPC**

Band C

**Entry**

By Arrangement

**Viewing**

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01224 868687

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