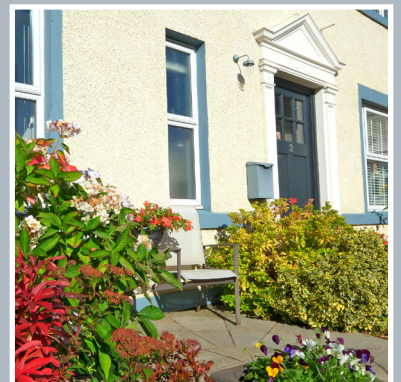




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Howie Lane

Peterculter, Aberdeen AB14 0PU



mackinnons
solicitors



A partially glazed entrance door leads into the welcoming reception hall. A 15 pane Georgian style door with adjacent glazed side panel leads into the bright and versatile dining area which lies on open plan to the attractive lounge. Currently utilised as a play room, French doors open out onto the decked platform beyond.

The lounge is of neutral decoration to complement the hardwood flooring which continues into the dining area. A large window overlooks the property frontage, while a further rear facing window and a range of ceiling down-lights ensure lots of light.

The modern dining kitchen enjoys dual aspect views over the front and rear gardens. With ample space available for formal dining, the kitchen is fitted with an extensive range of white gloss base and wall units with under unit lighting and splashback tiling. Solid wood work surfaces incorporate a double ceramic wash hand basin, in addition to an induction hob with extractor fan above. The kitchen includes a range of integrated storage facilities and appliances, including a fridge/freezer, microwave and oven. Further features include ceiling spotlights and pendant lighting, shelving and USB sockets. An integral door leads down to the split level garage with utility area.

Completing the ground floor is the well appointed WC cloakroom. Featuring a white two piece suite with panel mirror over the wash hand basin, a frosted window provides natural light.

We are delighted to bring to the market this charming three bedroom semi-detached dwelling house with integral single garage, located in the popular residential suburb of Peterculter, on the outskirts of Aberdeen city.

Thoughtfully upgraded by the current owners, the contemporary living accommodation is tastefully presented throughout, while the external garden areas are in good order with raised decking ideal for outdoor dining. Enjoying a quiet position within Peterculter, the property also benefits from close proximity to the Old Deeside Railway Line which is popular with walkers, running enthusiasts and families.

Ready to move into with a minimum of fuss, early viewing is highly recommended.





Ascending the carpeted staircase, the split level landing overlooks the rear of the property.

To the east side of the landing the principal bedroom suite is of pleasant decoration, with views across to the hills and golf course beyond. A versatile open dressing room area is currently utilised as a home office and includes double wardrobes. The principal bedroom also boasts a modern en-suite shower room.

The attractive contemporary bathroom is spacious and bright. The white suite includes a WC, bath with central tap fitment and shower attachment and twin wash hand basins. The walk-in double shower enclosure houses a mains shower appliance with rain effect shower head.



Double bedrooms two and three are located to the west side of the landing. Overlooking the property frontage, both bedrooms benefit from tasteful decoration and fitted wardrobes.

Outside, the loc bloc driveway is bordered by mature planting and leads around to the single integral garage with electric roller style door. Partially used as a utility room, there is also plumbing for white appliances. The L-shaped rear garden is fully enclosed. A decked platform is accessible from the dining room via French doors, and is ideal for "al fresco" dining. The remainder of the garden is laid to lawn, with a gate to the side leading out to the entrance driveway.



- Gas Central Heating
- Enclosed Rear Garden
- Double Glazing
- Integral Single Garage
- Mains Drainage and Water
- Three Bedrooms
- Bright and Modern Interior

Terms

Council Tax
Band G

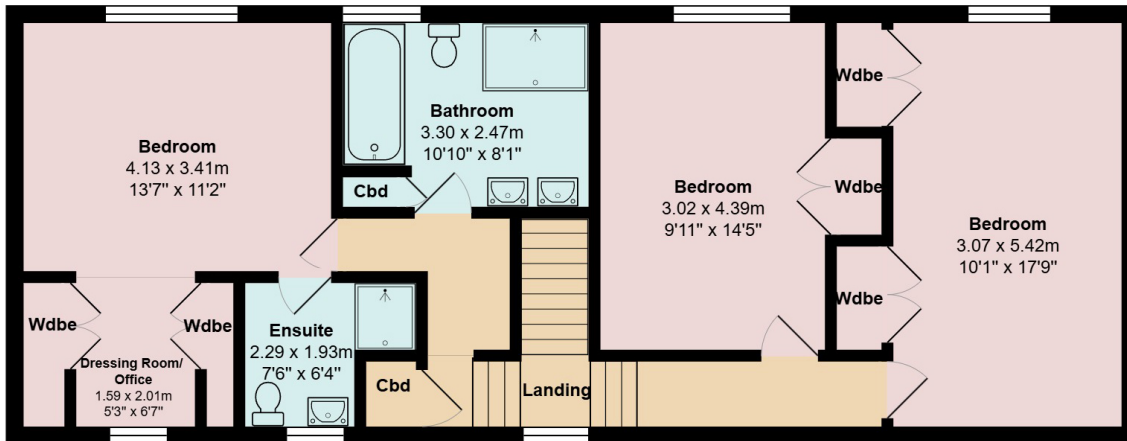
EPC
Band C

Entry
By Arrangement

Viewing
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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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