



5 Migvie Lea

Kingswells, Aberdeen AB15 8GE



mackinnons
solicitors



The generously proportioned lounge overlooks the front garden via twin windows. Fully carpeted and of neutral decoration, there is ample space available for large items of free standing furniture.

The dining kitchen is a well proportioned living space, with a good range of appliances and white wood fronted base, wall and display cabinetry. The utility room allows access to the rear garden and garage. Returning to the dining kitchen, twin Georgian style doors lead into the inviting sun room, where large windows provide lovely views over the rear garden.

Double bedrooms three and four are both well proportioned rooms, respectively overlooking the front and rear of the property. The modern shower room completes the ground floor accommodation.

On the first floor, the principal bedroom benefits from twin double wardrobes and an en-suite shower room. Double bedroom two overlooks the front garden and includes twin double fitted wardrobes. Completing the accommodation is the well proportioned family bathroom.

Located within a quiet cul-de-sac, the property is situated amidst generously proportioned garden grounds. The front garden is mostly laid to lawn with a mature border, while the tarmac driveway provides access to the integral single garage. The fully enclosed rear garden is mostly laid to lawn, with well established borders providing seasonal bursts of colour. Paved terraces to either side of the sun room are ideal for "al fresco" dining and summer barbecues. Further features include a timber summerhouse and rotary clothes dryer.

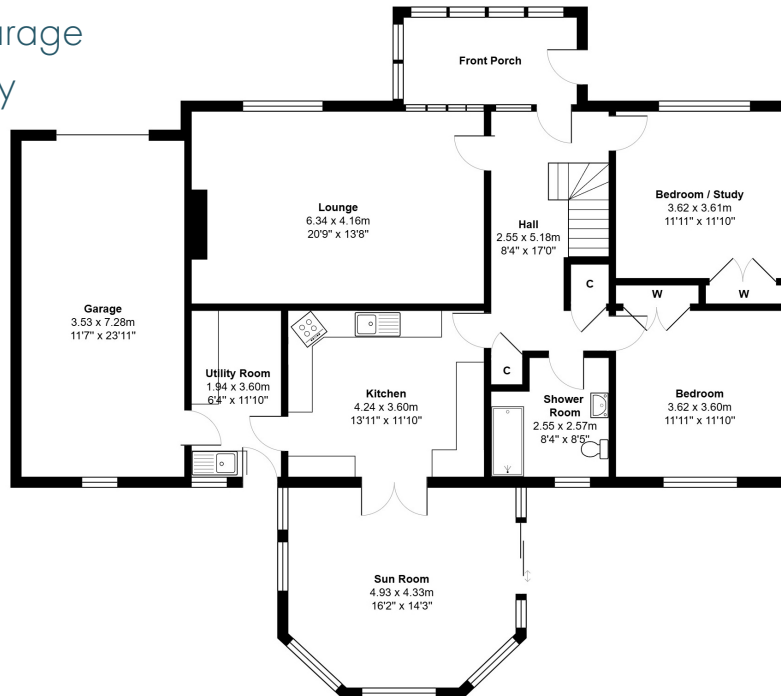
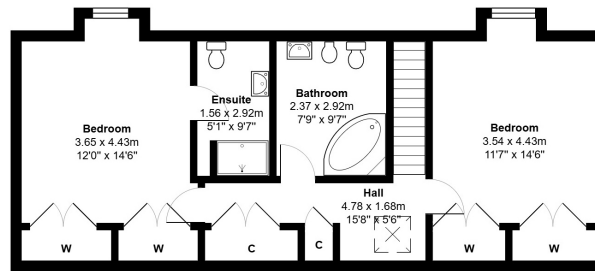
We are delighted to offer for sale this spacious four bedroom detached dwelling house with linked single garage, located within a well established cul-de-sac in the popular residential suburb of Kingswells, on the outskirts of Aberdeen city. The property offers versatile living accommodation across two floors, with the benefit of a fully enclosed rear garden and exclusive driveway.

The partially glazed entrance door leads into the bright porch. A 15 pane Georgian style door leads into the welcoming reception hall, where a staircase leads up to the first floor living accommodation.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Four Bedrooms
- Two Public Rooms
- Enclosed Rear Garden
- Integral Single Garage
- Exclusive Driveway



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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