



12 Pinewood Avenue

Countesswells, Aberdeen AB15 8NB



mackinnons
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The dining kitchen has a range of base and wall units with complementing work surfaces incorporating a stainless steel sink. Free standing electric cooker, dishwasher, washing machine and fridge. A large larder cupboard provides extra storage.

The sun room is a delightful addition to the original property giving views over the rear garden with large picture windows on three aspects.

Returning to the hallway, bedroom five is on the ground floor. Built in wardrobe with hanging and shelving provides storage. This versatile room could perhaps be equally suitable as a separate dining room.

Bedroom four with built in wardrobes overlooks the rear of the property.

To complete the ground floor accommodation is a bathroom with a three piece suite.

Ascending the carpeted staircase to the first floor, a landing window provides natural light. A cupboard provides extra storage facilities.

On the first floor there are three bedrooms, two overlooking the front of the property and one overlooking the rear.

Completing the accommodation is the shower room.

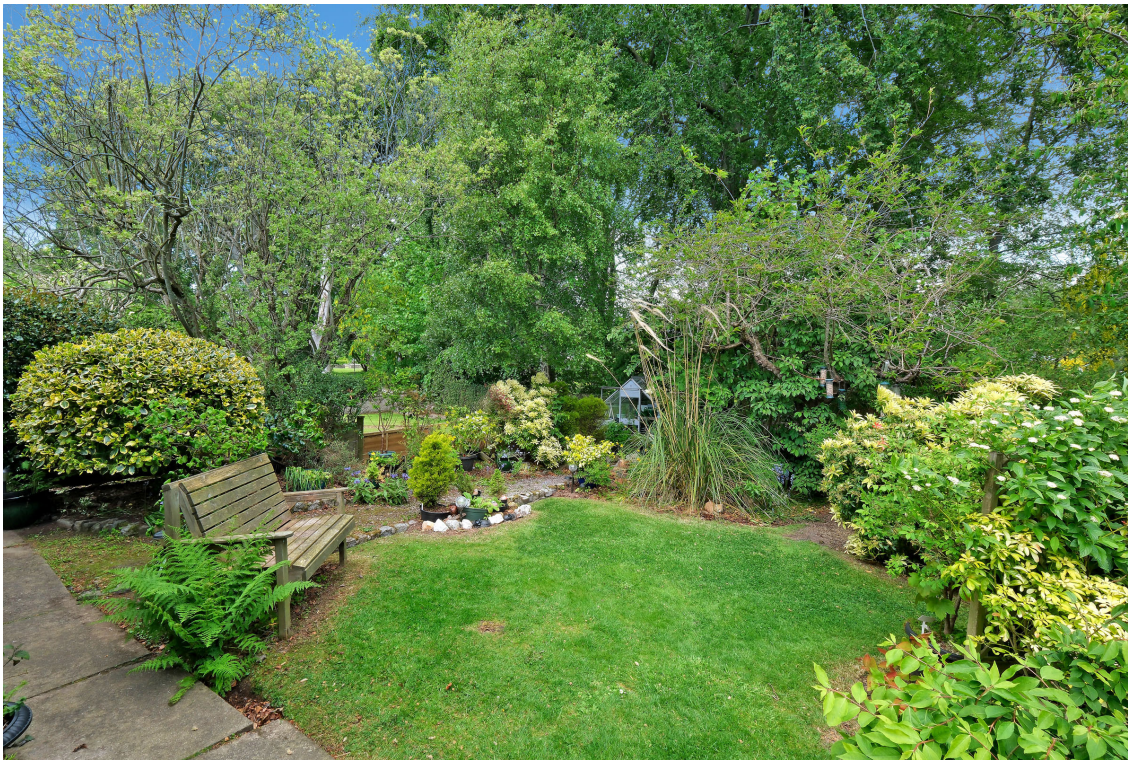
A tandem garage is accessible from the driveway. The front garden is mainly laid to lawn with mature shrubs and hedging. The rear garden is well established, it offers mature trees, shrubs, colourful flowers, borders, area of lawn, patio area and several seating areas.

We are pleased to bring to the market this four/five bedroom, two/three public room semi-detached home in the popular west end suburb of Countesswells in Aberdeen.

Entered via the front door, a vestibule with two windows to the front of the property contains a half height cupboard housing the electrical apparatus. The gas central heating boiler is contained within the vestibule. A glazed door gives access to the hallway with staircase leading to the upper floor. A cupboard in the hallway provides extra storage.

The lounge is a spacious room with a large picture window overlooking the front garden. A particular feature is the tiled surround and hearth with plug in electric fire. Ample space for a range of furnishings.





Terms

Council Tax

Band F

EPC

Band D

Entry

By Arrangement

Viewing

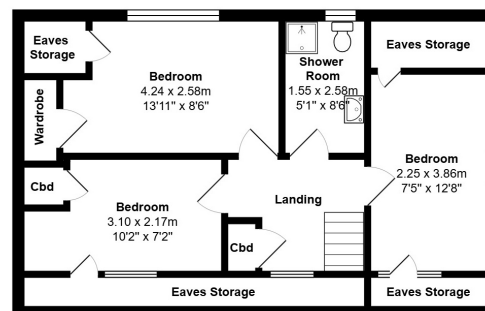
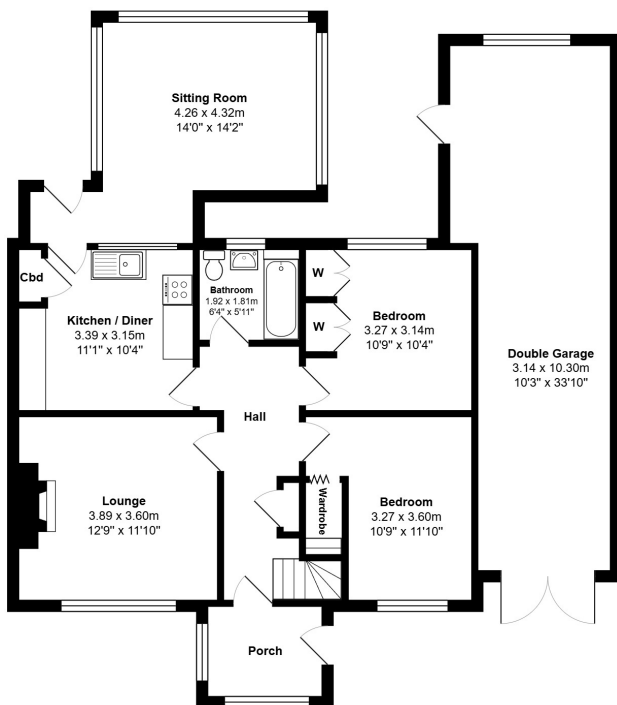
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- Gas Central Heating
- Double Glazing
- Mains Drainage
- Sun Lounge
- Four/Five Bedrooms
- Well Established Rear Garden
- Tandem Garage



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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