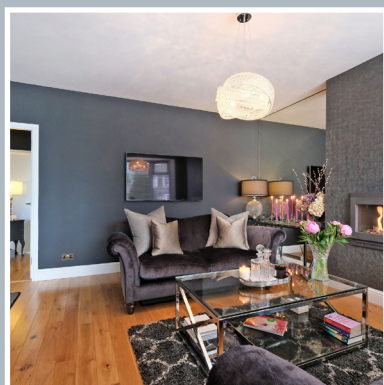




8 Morningside Place

Aberdeen AB10 7NG



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Entered via the partially glazed front door, a vestibule provides access to the lounge.

The lounge is a spacious room, beautifully decorated, with a large bay window overlooking the property frontage.

A door gives access to the hallway with staircase leading to the upper floor. A cupboard and an under stair half height cupboard provide storage facilities.

A rectangular archway forms a partial opening to the dining area and into the kitchen/family area, which is open plan. The kitchen has been fitted with a range of white, modern gloss wall and base units, featuring glass splashbacks, extensive quartz work surfaces incorporating a white sink, in addition to a 4 ring induction hob with extractor fan. Within the kitchen there is also an integrated double oven, dishwasher and fridge freezer. The family room has triple bi-fold doors leading out to the decking area.

A shower room has a large fully tiled shower enclosure housing a mains shower appliance. Also including a white WC and white wash hand basin.

A ground floor double bedroom has a window overlooking the front of the property.

On the first floor there is a generous master suite with large en-suite bathroom and two further bedrooms. All have in built wardrobes for storage.

Located on a quiet residential street in Mannofield, this immaculately presented four bedroom semi-detached home offers generous family accommodation close to primary schools, parks and everyday amenities.

Set within a sought after location the property provides an ideal home for families seeking space or for those looking for the flexibility of ground floor living.

If you are searching for a property in Aberdeen that provides family living, this thoughtfully extended four bedroom home, with open outlook to the front, provides adaptable accommodation throughout.





To the front of the property is a loc-bloc driveway which provides off-street parking for several cars. The rear garden offers a large decking area which allows for al fresco dining and is accessible from the kitchen/family area. There is an area of lawn as well as borders containing mature shrubs and trees. A section of the garden is laid to bark and is currently used as children's play area. Timber shed which will remain.

Fixtures and fittings: The curtains, blinds, some light fittings, integrated kitchen appliances, recessed TV in the en-suite and timber shed will remain. The utility room appliances will be removed. Other items may be available by separate negotiation.

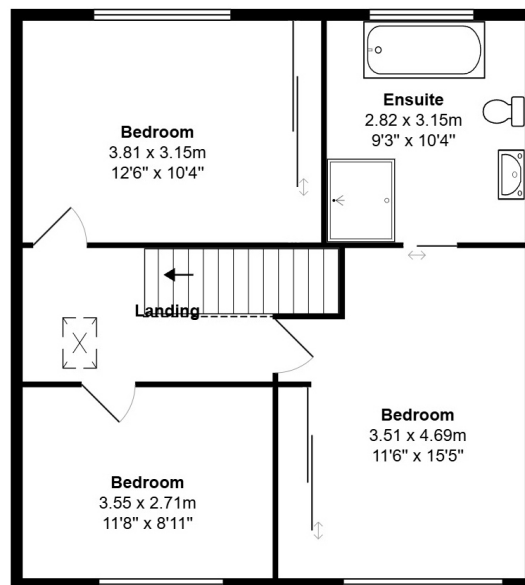
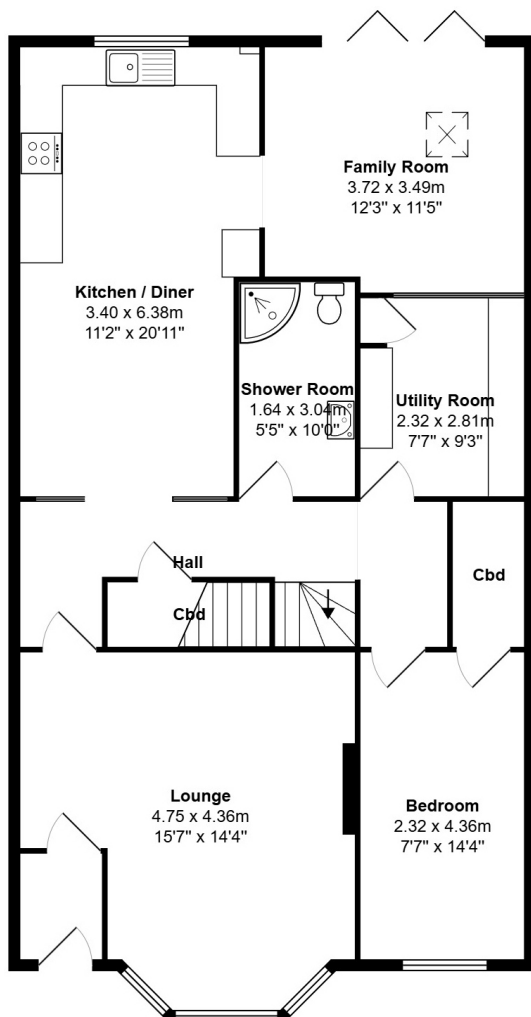


Directions: At the west end of Union Street turn left into Holburn Street then at the traffic lights turn right into Great Western Road. After 4 sets of traffic lights turn left at the Tesco Express into Morningside Road and then take the first right then the first left with the property being on the left as is clearly indicated by our Mackinnons For Sale sign.

Mannofield is a popular west end location, well served by a variety of amenities including a comprehensive shopping precinct, a church, cricket club, squash club, wine bar, as well as regular public transport. The property enjoys easy access to the main arterial routes to all north east business centres, Aberdeen Airport and the hospital complex at Foresterhill. The property is also close to Robert Gordon's University Campus Sports Centre and excellent access to local schools.



- Gas Central Heating
- Double Glazing
- Mains Drainage
- Open Plan Dining/Kitchen/Family Room
- Four Bedrooms
- Large Master En-Suite
- Open Outlook



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

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