



28 Concraig Gardens

Kingswells, Aberdeen, AB15 8LG



mackinnons
solicitors



A partially glazed uPVC door leads into the welcoming entrance vestibule.

The well proportioned lounge lies to the centre of the property. Fitted with laminate wood effect flooring and of tasteful decoration, a large window overlooks the front garden beyond. Converted from the former garage space, the versatile family room overlooks the entrance driveway.

The formal dining room includes south facing French doors, providing lots of natural light and access into the rear garden. A door from the dining room leads into the contemporary kitchen, which includes a good range of storage and appliances. The side entrance door and WC cloakroom are accessible from the kitchen.

On the first floor, the principal bedroom includes fitted storage and a modern en-suite shower room. Bedrooms two and three overlook the property frontage and include fitted double wardrobes with sliding mirrored doors.

The family bathroom completes the accommodation and is inclusive of a white three piece suite with electric/mixer shower appliance over the bath. Outside, the loc-bloc driveway provides off street parking, while a paved pathway leads around the side of the property to the fully enclosed rear garden. Mostly laid to lawn with defined borders, two decked platforms provide ideal opportunity for "al fresco" dining during the warmer weather.

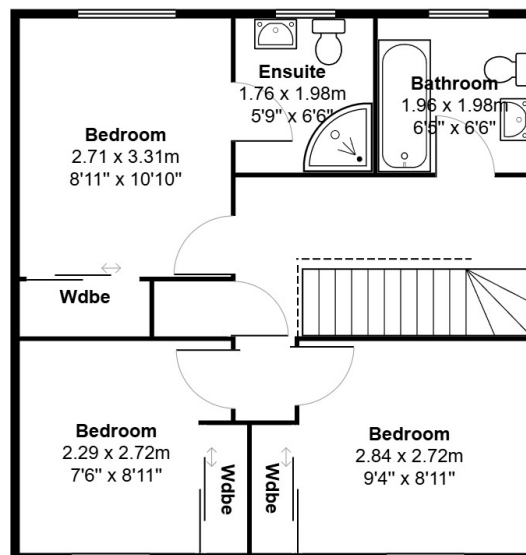
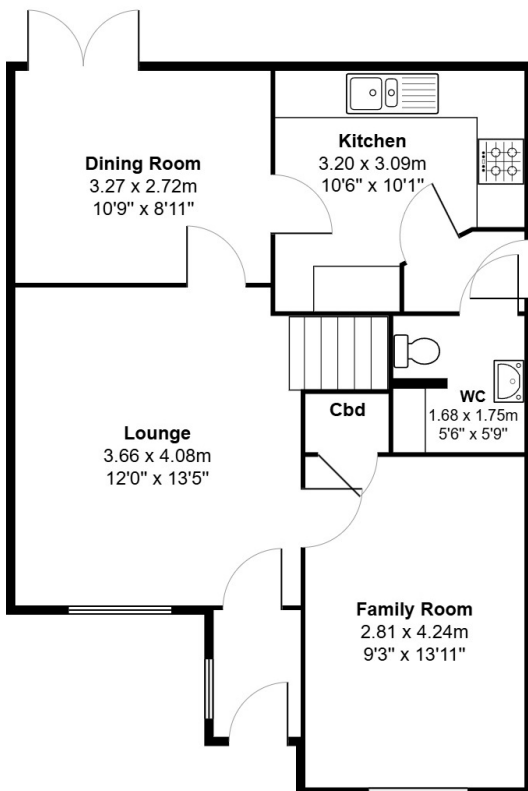
Located in the ever popular suburb of Kingswells, on the outskirts of Aberdeen city, this delightful three bedroom semi-detached home provides versatile and attractive living accommodation which is ready to move into with a minimum of fuss.

Featuring well proportioned living accommodation across two floors, the accommodation incorporates three public living spaces and a south facing principal bedroom with en-suite shower room. An ideal home for a young and growing family.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Three Bedrooms
- Three Public Rooms
- Off Street Parking
- Enclosed Rear Garden



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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