

**48 Craigton Road,  
Aberdeen, AB15 7UR**


**Price Over  
£350,000**

ASPC ref : 323520

 3  1  1 94 m<sup>2</sup> EPC **E** Council Tax Band **E**



**Arrange a viewing**

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(Mr. Slater)



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Property features:

 Central heating	 Garage	 Garden	 Parking
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Situated in a popular sought after West End location this **THREE BED SEMI DETACHED VILLA** provides an ideal opportunity for a family to purchase a traditional and well presented property with ample room to extend further if required. The house spans two floors of generously proportioned accommodation comprising: entrance vestibule; hall; cloakroom; living room; kitchen/dining room; upper floor: bathroom; master bedroom; further double bedroom; generously sized single bedroom; storage loft. Amongst its added features the property enjoys the benefits of gas central heating, double glazing and newly fitted carpets throughout. The house also comprises of fitted blinds and curtains which are included in the price and attractive cornicing in all the downstairs rooms. Outside there are beautifully presented gardens to the front and rear of the house and granite cobbled area leading to a large slabbed area in front of the garage which provides ample additional parking.

**Directions:** From Union Street, turn onto Holburn Street. Turn right at the first set of traffic lights onto Great Western Road. Cross Anderson Drive, pass the terraced shops at Mannofield and take the second road on the right into Craigton Road. Number 48 is on the right hand side.

**Location:** Craighton Road lies within a well established residential area with easy access to a wealth of local amenities including the newly built Airyhall School, reputable secondary schools, local shops and Johnston Gardens with lovely walks, only a short distance away. The shopping centre at Mannofield is within walking distance and the City centre is some 5 minutes drive from the property. Regular public transport is readily available and the main route through the City is a short distance from the property.

### The accommodation comprises

**Entrance vestibule:** Accessed via a glass panelled door to the front framed by mahogany wood. Inside there is an indoor post box; tiled flooring and a pitch pine glass panelled door leading to the hallway.

**Hallway:** Opaque window overlooking entrance vestibule providing a light airy appearance; carpeted staircase leads to the upper floor; large understair shelved storage cupboard housing the boiler; further understair cupboard housing the gas meter box; Oregon pine purpose built cupboard housing the electric box; pendant light fitting; radiator.

**Living room: (4.23m x 3.98m)** Large bay window with fitted vertical blinds and curtains to the front of the property; marble fireplace complete with light wooden surround with unique decorative detail; matching side lights either side of fireplace; pendant ceiling light; picture rail framing the entire room; telephone and two television points; fitted carpet; double radiators.

**Kitchen: (2.34m x 2.20m)** Kitchen opening onto spacious dining area/family room. Kitchen comprises of a range of base and wall wooden mounted units linked by work surfaces; stainless steel sink and single drainer; opaque window to the side of the house; fluorescent lighting; Zanussi washing machine; four point Onyx gas hob with oven below; Kelvinator fridge freezer; vinyl flooring.

**Dining area: (3.96m x 3.61m)** Bright spacious room; new PVC french doors leading to rear garden; fitted carpet; double radiator; central light fitting; matching side lights; integrated pantry style cupboard with shelves.

**Upper floor:** Carpeted staircase leads to the upper floor; attractive open pine balustrade, opaque window with fitted vertical blinds to the side of the house provides natural light into the staircase and upper landing; pendant light fitting; loft access providing storage space.

**Bathroom:** Three piece white suite; opaque window to rear and side of house; quality tiling to all walls  $\frac{3}{4}$  in height; stainless steel mixer tap with shower head; vinyl flooring; useful shelved units; radiator; pendant light fitting; wall mirror.

**Bedroom 1: (4.03m x 3.80m)** Well proportioned double bedroom; double aluminium window with fitted vertical blinds and curtains to the front of the house; Oregon wooden door; fitted carpet; full height integrated cupboard with storage shelves; integrated storage cupboard with shelves at half height; pendant light fitting; radiator; picture rail; phone point.

**Bedroom 2: (2.9m/2.7m x 2.36m)** Double bedroom; aluminium window overlooking attractive rear garden; Oregon wooden door; pendant light fitting; fitted carpet; radiator.

**Bedroom 3: (3.83m x 3.18m)** Generously sized single bedroom; aluminium window with vertical fitted blinds to front of house; pendant light fitting; fitted carpet; radiator.

**Loft:** The storage loft is accessed from the upper hall.

**Outside:** There are beautifully presented gardens to the front and rear of the house. The front garden has a long gated granite cobbled driveway providing ample room for additional parking. The enclosed rear garden is laid with chipped granite and paving slabs; manicured lawn with well established shrub borders packed with a wide variety of plants and trees; there is also a paved area housing a shed and green house at the bottom of the garden; rotary dryer.

**Garage: (4.35m/4.28m x 3.17m)** Spacious double garage with power and light installed.

**EPC: Band E**

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/323520/48-Craighton-Road/Aberdeen/>

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