

64 Woodend Place, Aberdeen, AB15 6AN

Fixed Price
£470,000

ASPC ref : 326859

6
 2
 2
 172 m²
 EPC **F**
 Council Tax Band **G**



Arrange a viewing

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 (Mrs Redford)

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 (Andersonbain LLP)

Andersonbain LLP

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Property features:



Situated within a quiet and peaceful location in the desirable West End of the City Centre and located just off Kings Gate, we have pleasure in offering for sale this **SIX BEDROOM DETACHED DWELLINGHOUSE**. Occupying two levels of deceptively spacious family accommodation, the property enjoys the modern comforts of gas central heating and double glazed windows. The property has been well maintained throughout although some modernisation may be required. On offer the property on offer comprises: entrance vestibule, hallway, lounge, dining kitchen, dining room, 3 double bedrooms, toilet, shower room and rear porch with utility area. On the upper floor are three further good sized double bedrooms and bathroom.

Outside to the front is a well maintained area of garden. Adjacent to the property is a large gravel chip driveway providing off street parking whilst leading to the single garage. The rear garden is fully enclosed and is laid to lawn and boast exceptional proportions. With its prime location and good sized accommodation, early viewing is recommended.

Woodend Place enjoys an enviable location to the West of the City Centre, within easy reach of an excellent range of local amenities

including good primary and secondary schools within a short walking distance, shops serving every day needs, local swimming pool and excellent public transport facilities. The property is within walking distance of the popular and picturesque Hazlehead Park.

Accommodation:

Vestibule:

Hallway:

Lounge: 20'11 x 12'10

Kitchen: 15'1 x 9'5

Rear Porch:

Dining Room: 15'10 x 9'6

Bedroom 1: 14'0 x 15'10

Bedroom 2: 15'10 x 10'0

Bedroom 3: 15'10 x 9'0

Toilet: 3'0 x 5'5

Shower Room: 5'3 x 6'0

Upper Floor:

Bedroom 4: 14'6 x 9'10

Bedroom 5: 10'0 x 13'4

Bedroom 6: 10'0 x 9'5

Bathroom: 8'3 x 7'8

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

<https://www.aspc.co.uk/search/property/326859/64-Woodend-Place/Aberdeen/>

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