10 Pitfichie Place,

Dyce, Aberdeen, AB21 7ND

Price Over

£169,750

Under offer

3 | 1 | 1 | 112 m² | EPC **D** | Council Tax Band **B**

Contact Solicitor

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Features Garage Garden

Description

This **THREE BEDROOM END OF TERRACED CHALET STYLED VILLA** has generously proportioned rooms, is set within the popular residential area of Dyce, a suburb some 6 miles north west of Aberdeen city centre within close proximity of the business parks at Dyce and Bridge of Don and within easy reach of Aberdeen International Airport and benefits from the recently opened Aberdeen Western Peripheral Route

The accommodation comprises of an entrance porch, a hall with a good sized walk-in cupboard. A generously proportioned lounge, kitchen with an extensive range of wall and base units and with integrated appliances which include an oven, hob and extractor fan. A double bedroom and a WC complete this floor. Leading to the upper floor there are a further two double bedrooms both with wardrobes storage, and a family bathroom with a bath and an over shower.

The property benefits from having additional storage throughout and both gas central heating and double glazing. Outside to the front of the property a tarmac drive leads to the garage. The garden to the front of the property is laid to lawn while the rear is easily maintained, has a good sized patio area and is laid to gravel chips.

Dyce has local amenities both retail and recreational. Excellent transport facilities including a regular railway link to the city on the Aberdeen to Inverness route and a popular choice due to its close proximity to Aberdeen International Airport. Schooling can be found at Dyce Primary and Dyce Academy which has excellent sports facilities including a swimming pool and the renowned City Music School. For those who enjoy walking and cycling there is Formartine and Buchan way cycle route to the north of the village.

Viewing is recommended.

Lounge 4.32m x 4.32m (14'2" x 14'2")

Kitchen 3.47m x 4.32m (11'5" x 14'2")

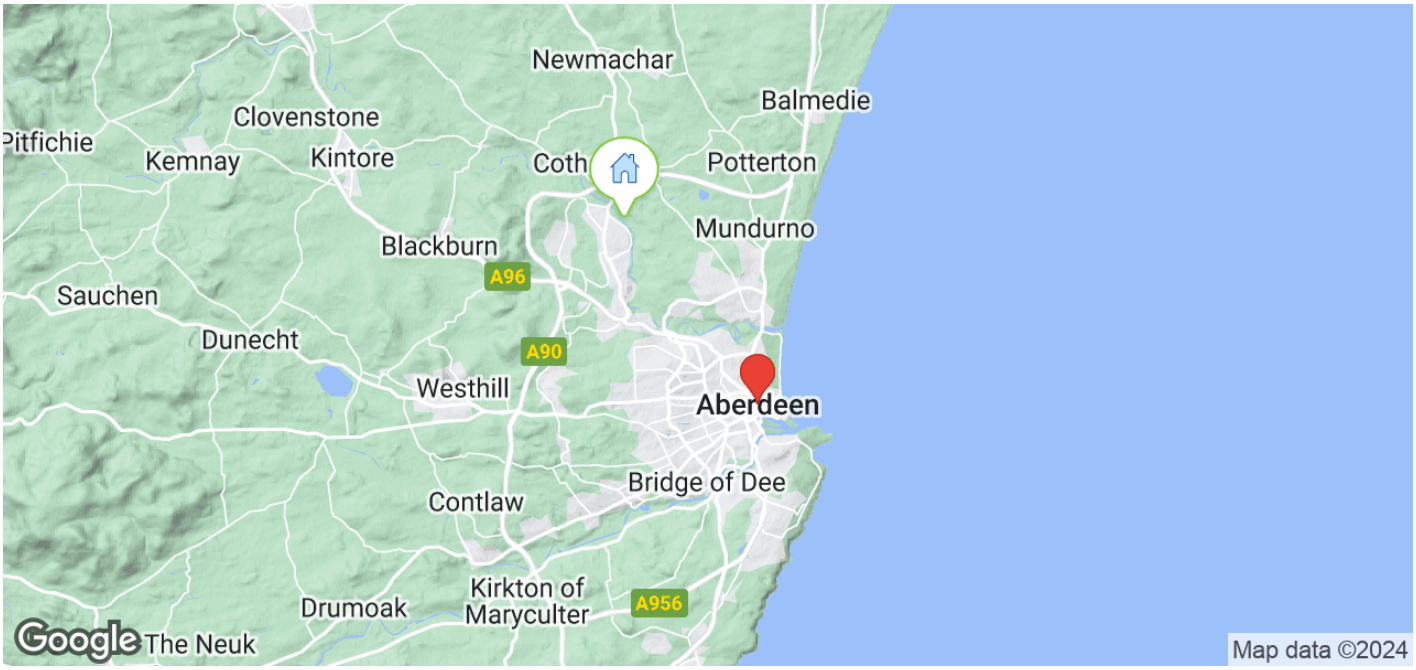
Bedroom 1 3.47m x 3.35m (11'5" x 11'0")

WC 1.09m x 2.07m (3'7" x 6'9")

Bedroom 2 3.26m x 3.20m (10'8" x 10'6")

Bedroom 3 3.20m x 3.20m (10'6" x 10'6")

Bathroom 3.20m x 3.22m (10'6" x 10'7")



View this property here

https://www.aspc.co.uk/search/property/385428/10-Pitfichie-Place/Aberdeen/

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