

14 Swannay Square,
Aberdeen, AB15 6NJ

Fixed Price
£125,000

 **3**  **1**  **1**   **85 m²** EPC **D** Council Tax Band **C**



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Features  Garden

Description

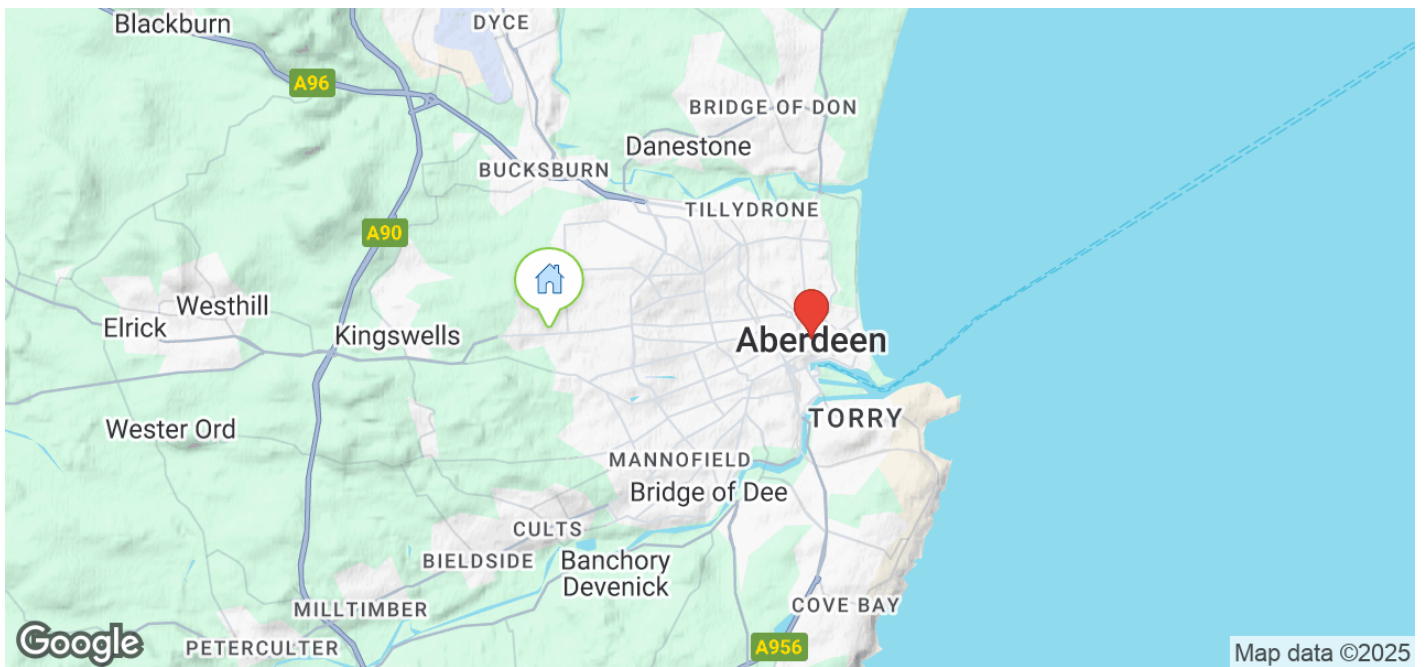
This spacious **end terraced dwelling house** is conveniently placed in a popular residential area overlooking Woodend hospital grounds. The property benefits from double glazing and gas central heating. The carpets and floor coverings are included as are the white goods in the kitchen.

The house is conveniently placed for local shops and the nearby Tesco supermarket.

The accommodation which is on two floors comprises:-

Directions

Directions One way of reaching the property is from Anderson Drive turn on to the Lang Stracht, at Tesco's turn left on to Rousay Drive then at the T- junction turn right on to Eday Road and continue straight ahead. Number 14 is at the end of the terrace of houses on the right hand side before Swannay Road.



Accommodation comprises

Ground Floor

Vestibule (5'6" x 4'0") Accessed from Swannay Square, in the vestibule there is a low level cupboard housing the electricity meter and fuse box.

Hallway With laminate flooring and double radiator.

Lounge (17'3 x 11'5") The bright and spacious lounge has a double radiator, curtains and laminate flooring. Walk-in cupboard which is shelved and equipped with electric light. A door gives access to the garden area and path leading on to Eday Road.

Dining Kitchen (11'5" x 10'10") The kitchen is well fitted out with base and wall mounted units and there is a stainless steel sink with a mixer tap and single drainer. Ample worktop space and there is space for dining. There is tiling above the sink and the worktops. Laminate flooring and double radiator. Four ring gas hob and electric grill and fan assisted oven. Fridge freezer and automatic washing machine. Curtains. The carpeted stairway leads to the upstairs hallway.

First Floor

Upstairs hallway Fitted carpet. Two cupboards one of which is shelved and the other housing the central heating boiler.

Bedroom 1 (11'9" x 9'0" extending to 11'10" at door) This bedroom overlooks Eday Road. There is a built in wardrobe which is shelved and equipped with a hanging rail. Fitted carpet, single radiator and curtains.

Bedroom 2 (11'3" x 10'7" extending to 11'10' at door) This bedroom overlooks Swannay Square. Fitted carpet, curtains and single radiator.

Bedroom 3 (8'4" x 8'1") In this bedroom there is a recessed shelved cupboard with hanging rail. Single radiator, fitted carpet and curtains.

Bathroom (8'1" x 6'5") With white suite comprising w.c, wash hand basin set in a vanity unit, and a bath with an instant electric shower and screen. Above the wash hand basin there is a mirror. Tiled walls and slate effect tiled flooring. Double radiator and roller blind.

Outside Small easy to keep garden areas to the front, side and rear. Shared rotary clothes dryer.

View this property here

<https://www.aspc.co.uk/search/property/338204/14-Swannay-Square/Aberdeen/>

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