

26 Eday Court,
Aberdeen, AB15 6WG

Price Over
£165,000

 2  1  1   60 m² EPC C Council Tax Band D



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Features  Garden

Description

We are delighted to offer for sale this appealing **two bedroom semi-detached property** protected by alarm system and offering spacious contemporary accommodation over two floors in a quiet cul-de-sac with a pleasant outlook to the rear. The house offers bright well proportioned accommodation with the benefits of full double glazing and gas fired central heating and will be sold with the benefit of the existing fitted floor coverings, some curtains, blinds and some light fittings and integrated appliances in the kitchen. The property comprises: entrance hall; living room; dining kitchen; cloakroom; upper floor: 2 double bedrooms; bathroom with an overbath shower; storage loft. There are well maintained gardens to the front and rear of the house and a private parking space in front of the property. Internal viewing is highly recommended to appreciate the quality and extent of accommodation on offer.

location: Eday Court is situated close to Woodend Hospital and is also close to the Forresterhill Hospital Complex. Ideally situated between the City centre and the suburbs of Kingswells and Westhill, this property would make an excellent home for a young couple/family or retired couple. There are regular bus services to the City centre and a few shops are available nearby.

entrance hall: uPVC part glazed exterior door gives access to the entrance hall; window fitted with a roller blind; ceiling light; laminate flooring; radiator.

cloakroom: The cloakroom is fitted with a 2 piece white suite comprising; W.C with a concealed cistern and wash hand basin set into a vanity unit; mirror fronted medicine cabinet; window to the front of the house; glass wall shelf; laminate flooring; radiator.

living room: 14'2x13' (4.31mx3.96m) Tastefully presented living room with a double window to the front fitted with a 'Venetian' blind; carpeted staircase leads to the upper floor; telephone and television points; laminate flooring; 2 radiators; access to the dining kitchen. Wall mounted television, light fitting and curtains will be removed and large decorative mirror will remain.

dining kitchen: 14'x8'8 (4.26mx2.64m) Well equipped dining kitchen fitted with a comprehensive range of white base and wall cabinets linked by co-ordinated work surfaces and ceramic wall tiles; integrated fridge; stainless steel sink and drainer with a mixer tap; electric hob; chimney cooker hood; built in oven; window to the rear fitted with a roller blind; understair storage cupboard; 2 spotlight fittings; wall cupboard houses the central heating boiler; laminate flooring; 'French' doors lead out to the rear garden; radiator.

upper floor: Window fitted with a 'Venetian' blind to the side of the house; ceiling light fitting; fitted carpet.

bathroom: Most attractive bathroom fitted with a white three piece suite comprising; W.C; wash hand basin set into a vanity unit; bath complete with an overbath mixer shower and shower screen; tiled splashbacks; double window to the rear of the house; wall mirror and glass shelf; extractor fan; ceiling light fitting; tile effect laminate flooring; radiator.

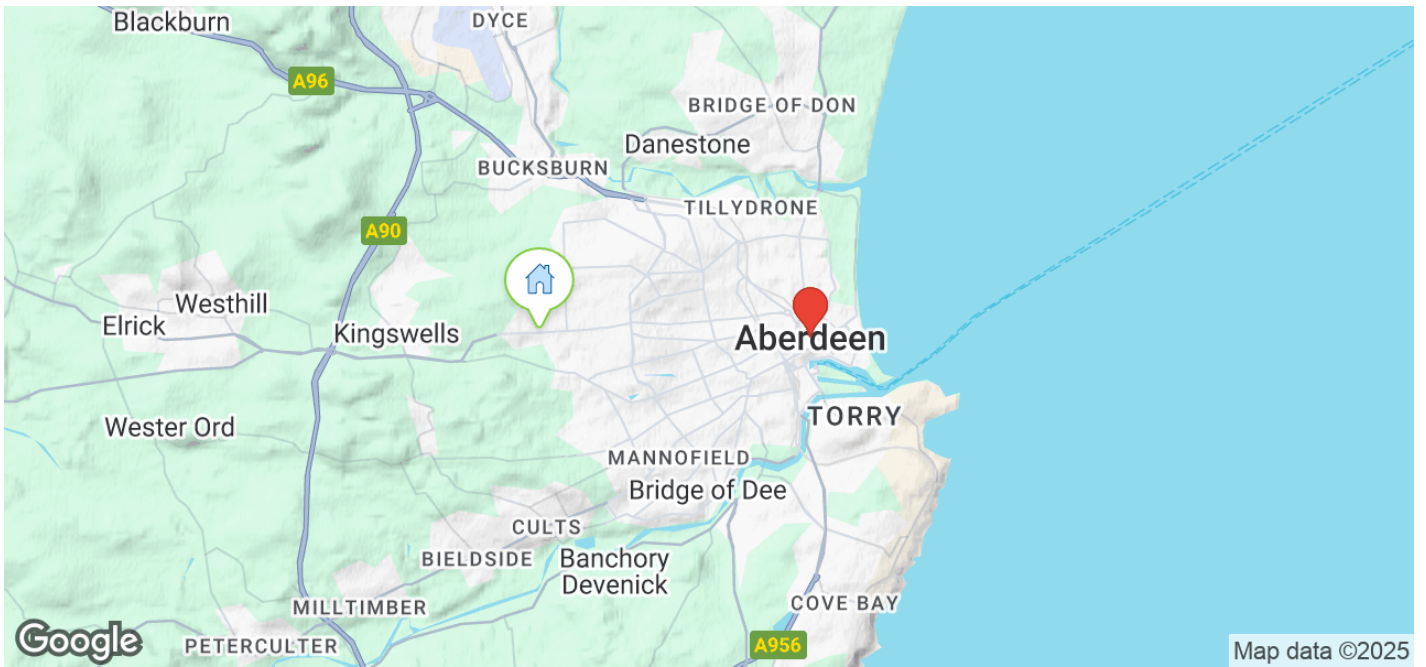
bedroom 1: 14'2 at widest point x11'5 (4.31mx3.47m) This lovely bright double bedroom is exceptionally spacious offering ample space for free standing furniture. The three double wardrobes, single wardrobe, matching furniture and bed frame may be available by separate negotiation. A double and single window fitted with 'Venetian' blinds situated to the front of the house allow an abundance of natural light into the room; built in airing cupboard; pendant light fitting; fitted carpet; radiator.

bedroom 2: 10'x7'10 (3.04mx2.38m) The second double bedroom enjoys a rear aspect; double window fitted with a 'Venetian' blind; pendant light fitting; fitted carpet; radiator; loft access.

loft: The extensive storage loft is accessed via a pull down ladder in bedroom 2.

outside: The front of the house is laid for low maintenance with stone chips. The lovely enclosed rear garden provides a safe play area for children and pets. The garden is laid to grass with a paved patio. Note; The garden shed and rotary clothes dryer will remain.

parking: Allocated car parking space and visitors parking.



View this property here

<https://www.aspc.co.uk/search/property/340702/26-Eday-Court/Aberdeen/>

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