aspc

Residential

1 Overton Green,

Dyce, Aberdeen, AB21 0EQ

Fixed Price

£157,000

2 | 1 | 1 | 93 m² | EPC **F** | Council Tax Band **C**

Contact Solicitor

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Features Garage Garden

Description

Accommodation: Vestibule, Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms and Shower Room.

We are delighted to offer for sale this **two bedroomed semi-detached dwellinghouse** situated on the outskirts of Dyce and within easy reach of the Industrial Estates at Dyce and the City of Aberdeen itself. The house is in excellent order having been well maintained by the current proprietor. There are attractive gardens to front and rear and views of the countryside all around. All windows have triple glazing and there is an oil fired central heating system. All rooms are spacious and bright and viewing is highly recommended.

Directions

Directions: From Aberdeen travel north onto the A96 . Proceed past Forrit Brae on your left then turn right at the traffic lights into Dyce Drive, proceed straight on through the first set of traffic lights and the second set (Golf garage) continue straight on through the Industrial Estate to the third set of traffic

lights (Baker Hughes). Continue over the brow of the hill and take the second opening on your left into Overton Green.

Accommodation comprises

The accommodation comprises:

Ground Floor

Vestibule (1.2m X 1m approx.) UPVC front door with glazed panels. Coat hooks.

Hall: Bright and airy hall giving access to all rooms. Natural wood doors and laminate flooring. Two directional stairway leading to upper floor. Radiator.

Lounge/Dining Room (6.6m x 4.6m approx.) Elegant room with large picture window to the front and patio doors (double glazed) to the rear. Two alcoves. Ornate triple light fitting with matching wall lights. Vertical blinds. Two large radiators. Metal curtain poles. Fuel effect electric fire and surround to remain.

Kitchen (3.8m x 2m approx.) Fully fitted modern kitchen with good range of wall and base units and ample work surfaces. Plumbing for washing machine. Slot in electric cooker to remain. Stainless steel sink and drainer with chrome mixer tap. Tiled walls. Large understair cupboard. Ample room for breakfast table and chairs. Radiator.

Shower Room (3.8m x 1.8m approx.) Large shower room with window to rear. Three piece suite comprising shower, w.c. and wash hand basin, all in white with chrome fittings. Wall units with fixed mirror. Wooden ceiling with spotlights. Radiator.

First Floor

Upper Hall: Large built-in cupboard housing electric meter. Further built-in cupboard for storage. Wall mounted electric panel heater. Window to side.

Master Bedroom (4.6m x 3.4m approx.) Good sized double bedroom with window to rear. Fitted cupboard with hanging rail. Telephone point. Radiator. Large cupboard housing hot water tank.

Bedroom 2 (3.6m x 3.3m approx.) Further good sized double bedroom. Built-in cupboard. Metal curtain pole. Radiator. Window to front.

Outside: To the front there is a large parking area. To the rear there is a good sized and well maintained garden laid out in lawn with mature shrubs. Shed included.

Garage

View this property here

https://www.aspc.co.uk/search/property/358682/1-Overton-Green/Aberdeen/

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