

Laurelwood, 328 Broomhill Road,
Aberdeen, AB10 7LS

Fixed Price
£269,000

Under offer

 **3**  **2**  **1**   **96 m²** EPC **E** Council Tax Band **F**



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Features  Garage  Garden

Description

This beautifully presented **three bedroom semi detached granite dwelling house** is situated in a convenient, city location, within easy reach of a host of amenities, as well as the city centre. Set back from the road, and with a south facing outlook, the property has the benefit of well proportioned rooms, and a lovely flow of natural light that gives it a sense of space and quiet. There is versatile accommodation over two floors, with a mature and colourful enclosed rear garden that completes its appeal. Decoration is a blend of paintwork and accent wallpaper, and a complement of floor coverings and window dressings. There is also planning permission in place for a substantial single storey rear extension and to provide an en-suite and dressing room upstairs.

On the ground floor, there is an entrance vestibule, a hallway with staircase to the upper floor and an understair storage cupboard. The dining room or fourth bedroom has a bay window to the front and with a south facing aspect it has a lovely ingress of light. To the rear, and with a private outlook over

the mature garden, there is a lounge which features a granite fireplace with living flame gas fire. The bathroom has a modern suite comprising a bath with electric shower, vanity unit and basin, toilet and a side window for light and ventilation. The kitchen is fitted with a good range of Shaker style wall and base units with laminate worktops, it has a Smeg dual fuel range cooker with fan assisted oven, dishwasher, fridge freezer and a washer dryer, a shelved cupboard provides additional storage and there is a door to the rear garden.

Upstairs there is hatch access to a floored attic with pull-down ladder. The main bedroom has a south facing picture window to the front, a lovely outlook, and it has a fitted wardrobe with mirrored doors as well as an over stair storage cupboard. There are two more double bedrooms overlooking the rear garden, with space for free standing furniture.

Accommodation

GF: Entrance Hall, Hallway, Lounge: 13'5 x 11'11 Dining Room: 13'5 x 14'0 Kitchen: 6'7 x 11'11 Bathroom

FF: Hallway, Main Bedroom 12'10 x 14'0 Bedroom: 10'9 x 8'5 Bedroom: 9'2 x 13'2

Location 328 Broomhill Road is situated in Mannofield, a very popular residential district which lies to the west of the city centre and is well served by convenience and specialist shops, a regular bus service and a choice of leisure and recreational facilities. The city centre, the airport and the various business locations around the city and suburbs are all easily accessible. The property also has easy access to the Old Deeside Railway, a popular tree lined pathway popular with dog walkers, runners and cyclists.

Directions From the west end of Union Street, turn on to Holburn Street, continue through the first set of traffic lights, take the third exit off the first roundabout, then the second exit off the next roundabout, on to Broomhill Road. Cross South Anderson Drive and turn right on to Morningside Gardens. Turn sharp left and No 328 is on the right hand side before Morningside Road.

Garden The front garden with south facing aspect has a hedge, a level lawn, a variety of shrubs and a pathway. At the side, there is a water tap and gate access to the rear garden which is fully enclosed and enjoys superb privacy. It has a shelter of mature trees and established shrubs, a lawn, a sizeable terrace and a small patio at the rear of the garden.

Garage & Parking Single garage with up and over door, power and light. A tarred driveway has parking for several cars.

Fixtures and Fittings All carpets, window blinds, light fittings, white goods and some curtains are to be included in the sale.

Services Gas fired central heating. Double glazing. Security alarm.



View this property here

<https://www.aspc.co.uk/search/property/359681/Laurelwood--328-Broomhill-Road/Aberdeen/>

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