



**16 COUNTESSWELLS PARK DRIVE
ABERDEEN, AB15 8BG**

**OFFERS OVER
£365,000**

**WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
SITUATED IN A PRESTIGIOUS DEVELOPMENT IN THE SUBURB OF COUNTESSWELLS**

- BEAUTIFULLY PRESENTED INSIDE AND OUT
- IDEAL LAYOUT FOR FAMILY LIVING AND ENTERTAINING
- DINING KITCHEN
- FOUR BEDROOMS – TWO WITH EN-SUITES
- FULLY ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- SINGLE GARAGE WITH DRIVEWAY FOR TWO CARS
- EPC RATING – C

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DESCRIPTION

We are delighted to bring to the market this immaculately presented four bedroom detached family home situated within a much sought after residential development. With neutral décor throughout, this modern family home boasts four bedrooms, spacious living room, dining kitchen and a versatile dining room which could be used as an office, sitting room or play room. Viewing is a must for prospective purchasers to appreciate what this family home has to offer.

The accommodation comprises: Bright entrance hall leading to all ground floor accommodation, stairs to the first floor and door to the garage; Living room with patio doors and a large window floods the room with natural light and there is space for free-standing furniture and other items of soft furnishings; Dining kitchen is fitted with light grey matte base and wall units with complimenting worktops, gas hob with extractor fan above, eye level integrated oven and microwave, space for a table and chairs, low level storage cupboard which houses the electricity consumer unit; Utility room with matching worktop has space for free-standing washing machine and tumble dryer and a door which leads to the side of the property; Dining room/playroom has space for free-standing furniture and other items of soft furnishings; Cloakroom with W.C., wash hand basin with wall mounted mirror above and storage below, towel rail and window. Upper hallway with window which allows for lots of natural light, hatch to the attic and two storage cupboards, one of which houses the water tank and heating control panel and the other with shelving and coat hooks; Spacious bedroom one which is served by an en-suite, has space for free-standing furniture and other items of soft furnishings, walk-in wardrobe with two hanging rails, shelving on both sides and a light; En-suite with W.C. and wash hand basin set in a vanity unit with storage below and a wall mounted mirror above, shower cubicle, heated towel rail, extractor fan and window; Bedroom two is also spacious and served by an en-suite and has built-in double wardrobe with mirror sliding doors with hanging rail and shelving, space for free-standing furniture and other items of soft furnishings; En-suite comprises W.C., wash hand basin with wall mounted mirrored storage above, shower cubicle, window and extractor fan; Bedroom three also has built-in double wardrobe with mirror sliding doors, hanging rail and shelving and ample space for free-standing furniture; Bedroom four which is currently utilised as an office has space for free-standing furniture; Bathroom completes the accommodation and comprises bath with shower attachment, W.C., wash hand basin, wall mounted mirror, towel rail, window and extractor fan.

Accommodation:

Lounge	4.51m x 3.99m
Kitchen/Diner	3.00m x 4.27m
Dining Room/Playroom	3.15m x 3.14m
W.C.	1.92m x 1.16m
Utility Room	1.93m x 1.28m
Bedroom One	3.15m x 4.32m
En-Suite	1.49m x 2.74m
Bedroom Two	3.05m x 3.38m
En-Suite	1.46m x 2.22m
Bedroom Three	2.86m x 3.38m
Bedroom Four	3.06m x 2.43m
Bathroom	1.70m x 2.07m
Garage	2.50m x 5.21m

Outside: The front garden with lock block double driveway leading to a single garage and path to the front entrance and gate which connects to the fully enclosed rear garden, the rest is laid to lawn with hedge and stone wall surround. Fully enclosed rear garden is laid to newly paved patio, which leads to gate connecting to the front entrance, the upper level of the garden is laid to lawn with a shed on a raised patio and is enclosed by a wooden fence and lock block surround. Single garage with up-and-over door houses the boiler, has power and lighting.

Notes: Factor payable to James Gibb and is £15 pcm. This covers the maintenance and upkeep of the communal grounds of the whole development and grit boxes.

Location: The development lies between the ancient woodlands of Hazlehead and Countesswells, perfectly combining urban and rural living. The expanding area is within easy access of the AWPR; Kingswells and its Prime Four offices, nursery and hotel with gym; the popular suburb of Cults; and the town of Westhill, which has its own local retail centre, local amenities and oil related offices. The city centre is also easily accessible providing access to a wealth of amenities you would expect to find in a



thriving city. Aberdeen International airport is also within easy driving distance of less than 15 minutes.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

Head west on A944 towards Kingswells, at the roundabout, take the 1st exit to Countesswells, continue onto Wisely Wynd and turn right onto Countesswells Park Road. Turn left onto Countesswells Park Drive, and the destination will be on the right.

