



**4 WHINHILL GATE  
FERRYHILL, ABERDEEN, AB11 7WG**

**OFFERS OVER  
£360,000**

**WELL PRESENTED TOWNHOUSE WITH A GARAGE  
IN A QUIET RESIDENTIAL DEVELOPMENT IN FERRYHILL**

- TERRACED TOWNHOUSE
- FOUR DOUBLE BEDROOMS
- TWO PUBLIC ROOMS
- DINING KITCHEN
- DETACHED SINGLE GARAGE
- FULLY ENCLOSED SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING
- EPC RATING – C

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## DESCRIPTION

We are delighted to bring to the market this four bedroom terraced townhouse with a detached garage. Ideally located within a quiet residential development in Ferryhill this three story townhouse boasts two public rooms, dining kitchen, four double bedrooms, two bathrooms, W.C., south facing fully enclosed rear garden and a detached single garage. This property would be an ideal purchase for a family looking to put their stamp on a family home and early viewing is highly recommended to truly appreciate the property and location on offer.

The accommodation comprises: Entrance hallway with storage cupboard housing alarm panel, water tank, shelving and a second large understair storage cupboard with lighting and shelved storage; Dining room/family room has patio doors leading to the rear garden which floods the room with natural light, ample space for table and chairs and other items of free-standing furniture, TV point; Dining kitchen is fitted with medium oak base and wall units with contrasting worktops and tile splashbacks, gas hob with extractor fan above and electric oven below, integrated dishwasher, washing machine and fridge freezer, cupboard housing the boiler, space for a table and chairs and an angled window to the front which allows for lots of natural light, TV point; W.C. comprises W.C., wash hand basin and an extractor fan; Stairs to the first floor; Bright and spacious lounge with large bay window overlooking south facing garden with ample space for free-standing furniture and other items of soft furnishings, TV point; Bedroom one features built-in wardrobes with part mirror sliding doors, hanging rail and shelving and there is ample space for free-standing furniture and other items of soft furnishings, TV point; Shower room comprises a shower cubicle, W.C. and wash hand basin set in a vanity unit with storage below, wall mounted mirror, heated towel rail and extractor fan; Stairs to the second floor where there is a hatch to the loft housing the cold water tank; Bedroom two has a built-in double wardrobe with hanging rail and shelving, large bay window allowing for lots of natural light and space for free-standing furniture and other items of soft furnishings; There are two further double bedrooms which both have space for free-standing furniture and bedroom four could also be used as a home office or nursery; The bathroom completes the accommodation and comprises a free-standing bath with shower attachment, W.C., wash hand basin, wall mounted mirror and vanity lighting above, heated towel rail and extractor fan.

### Accommodation:

#### First Floor

Kitchen	3.71m x 4.08m
Dining Room/Family Room	5.02m x 3.81m
W.C.	1.49m x 1.47m

#### Second Floor

Lounge	5.02m x 4.21m
Bedroom One	4.96m x 3.42m
Shower Room	1.75m x 2.48m

#### Third Floor

Bedroom Two	5.03m x 3.13m
Bedroom Three	2.60m x 4.10m
Bedroom Four/Study	2.26m x 3.83m
Bathroom	1.55m x 3.22m

Outside: Low maintenance front garden laid to stone chips with mature trees and shrubs neatly placed, paved path leading to front door. South facing fully enclosed rear garden is laid to a paved patio which is an ideal area for entertaining, the rest is laid to stone chips with mature shrub and tree surround. There is a detached single garage with an up-and-over door which is set within the shared residential car park.

Area: The popular and established Ferryhill area of the city is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. Ideally located in an area which is well served by local shops, schools and public transport facilities, the city centre with its pubs, clubs, restaurants and leisure facilities is within relatively easy walking distance. The location is ideal for those working in the oil related offices in the south side of Aberdeen and the location also affords the opportunity to enjoy lovely walks along the banks of the River Dee or to visit the Duthie Park with its many attractions, including the Winter Gardens.





## ENTRY

By arrangement.

## VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

## DIRECTIONS

From the west end of Union Street, travel onto Holburn Street and continue straight ahead at the traffic lights. At the roundabout, turn left into Fonthill Road and at the next set of traffic lights, turn right into Whinhill Road. Take the first left into Whinhill Gate and turn left into the development where number 4 is situated mid terrace.

