



43 Viewfield Road | Aberdeen | AB15 7XP

Four Bedroom Semi Detached Dwellinghouse

Offers Around £384,500

We are delighted to offer for sale this four bedroom semi detached dwellinghouse in a popular and sought after residential location. The property offers generously proportioned accommodation throughout which has been finished to the highest of standard, truly being of a modern and stylish design. Internal viewing is highly recommended to fully appreciate this versatile and impressive accommodation that is on offer.

Following the entrance vestibule, the property opens up into an impressive public room providing ample space for both a lounge and dining area being focused around the impressive feature fireplace. The room benefits from a neutral decor and is flooded with natural light thanks to the large bay window to the front, the room also permits access to the remainder of the accommodation on this level along with the staircase to the first floor. The most impressive kitchen is situated to the rear, a beautiful room which has been fitted with a stunning range of base and wall units providing ample storage and a variety of integrated white goods. The kitchen island also provides a breakfast bar ideal for casual dining, with the room being set to open plan with a further family area which benefits from both double doors to the lounge and sliding glass doors to the rear creating a much sought after open flow to the popery whilst again filling the room with natural light.

The master bedroom is also situated on the ground floor, a large room with a pleasant outlook to the front benefiting again from a large bay window. The room provides ample space for a variety of furniture whilst also providing extensive fitted wardrobes behind stylish sliding doors. The shower room on this level has been fitted with a modern suite comprising a w.c., wash hand basin and enclosed shower cubicle with feature tiling.

To the first floor, the property offers three further substantial bedrooms all of which can accommodate a range of bedroom furniture. Each room is of an attractive decor and could be utilised to suit a variety of purchasers requirements. The bathroom on this level has been fitted with a white suite comprising a w.c., hand wash basin and shower over bath. There is also a substantial storage room on the first floor, an ideal space for easily accessible storage.

The garden is primarily laid to lawn with a pleasant patio area which is ideal for outdoor dining and entertaining, especially with the open access to the kitchen with the previously mentioned sliding glass doors. The garden is fully enclosed with timber fencing and also benefits from a woodchip area to the rear ideal for a play area. To the side there is a generous driveway leading to the garage which has been fitted with both power and light alongside an up and over garage door.

To the front there is a pleasant pathway with stonechip to either side for easy care and maintenance.

ACCOMMODATION

(Ground Floor)

Lounge/Dining Room

23'7" x 16'3" (7.19m x 4.95m) approx.

Kitchen

22'4" x 17'4" (6.81m x 5.28m) approx.

Double Bedroom

14'4" x 11'8" (4.37m x 3.56m) approx.

Shower Room

10'1" x 4'9" (3.07m x 1.45m) approx.

(First Floor)

Double Bedroom

17'0" x 11'8" (5.18m x 3.56m) approx.

Double Bedroom

14'2" x 10'9" (4.32m x 3.28m) approx.

Bedroom

11'2" x 8'3" (3.4m x 2.52m) approx.

Bathroom

6'3" x 4'5" (1.91m x 1.35m) approx.

Storage Room

13'0" x 8'0" (3.96m x 2.44m) approx.

Gas Central Heating

Double Glazing

Driveway with Garage

Modern and Stylish Interior

EPC Band - D



Dining Area



Lounge



Lounge



Kitchen



Kitchen



Family Area



Family Area



Master Bedroom



Master Bedroom



Shower Room



Bedroom



Bedroom



Bedroom



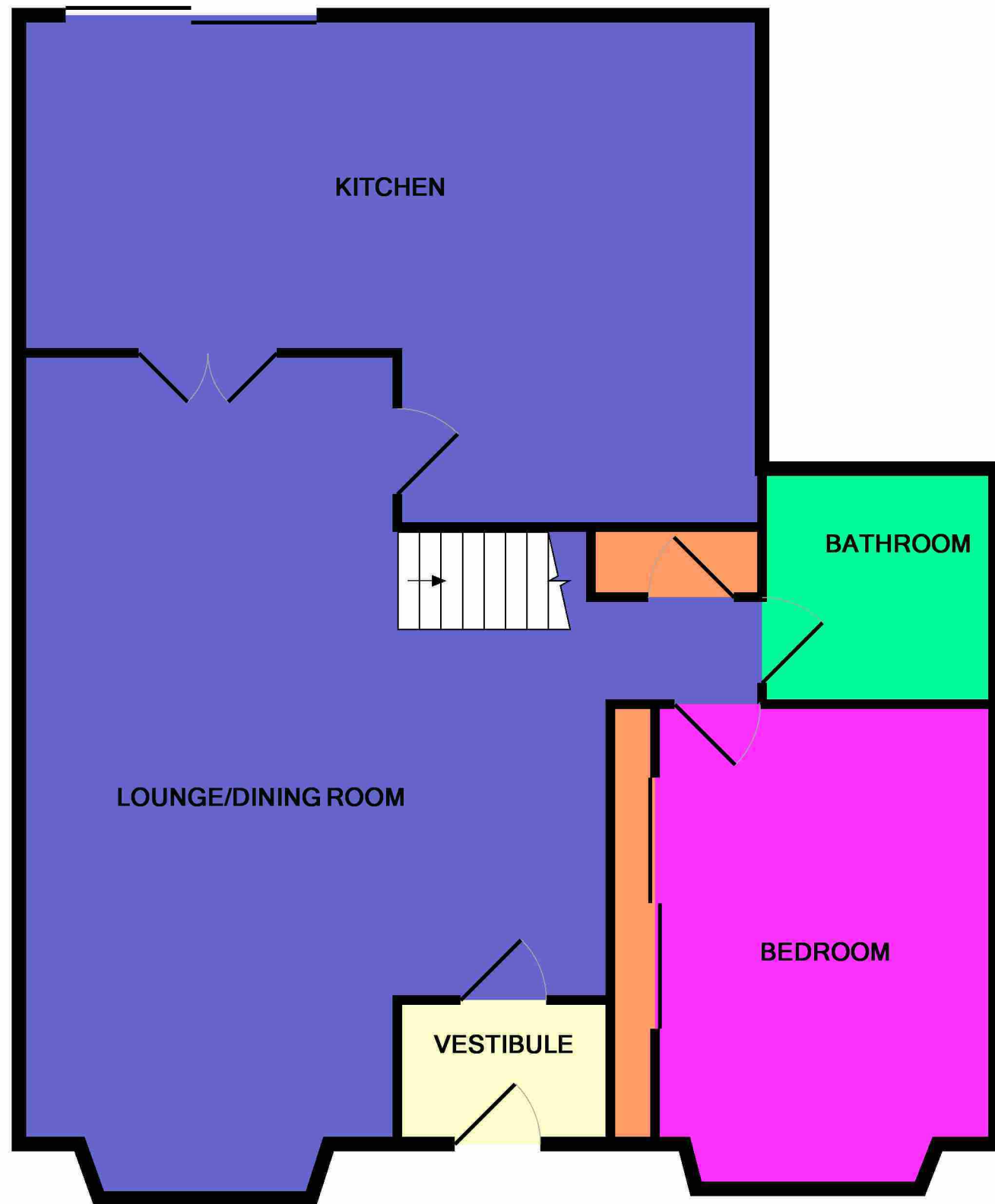
Bathroom



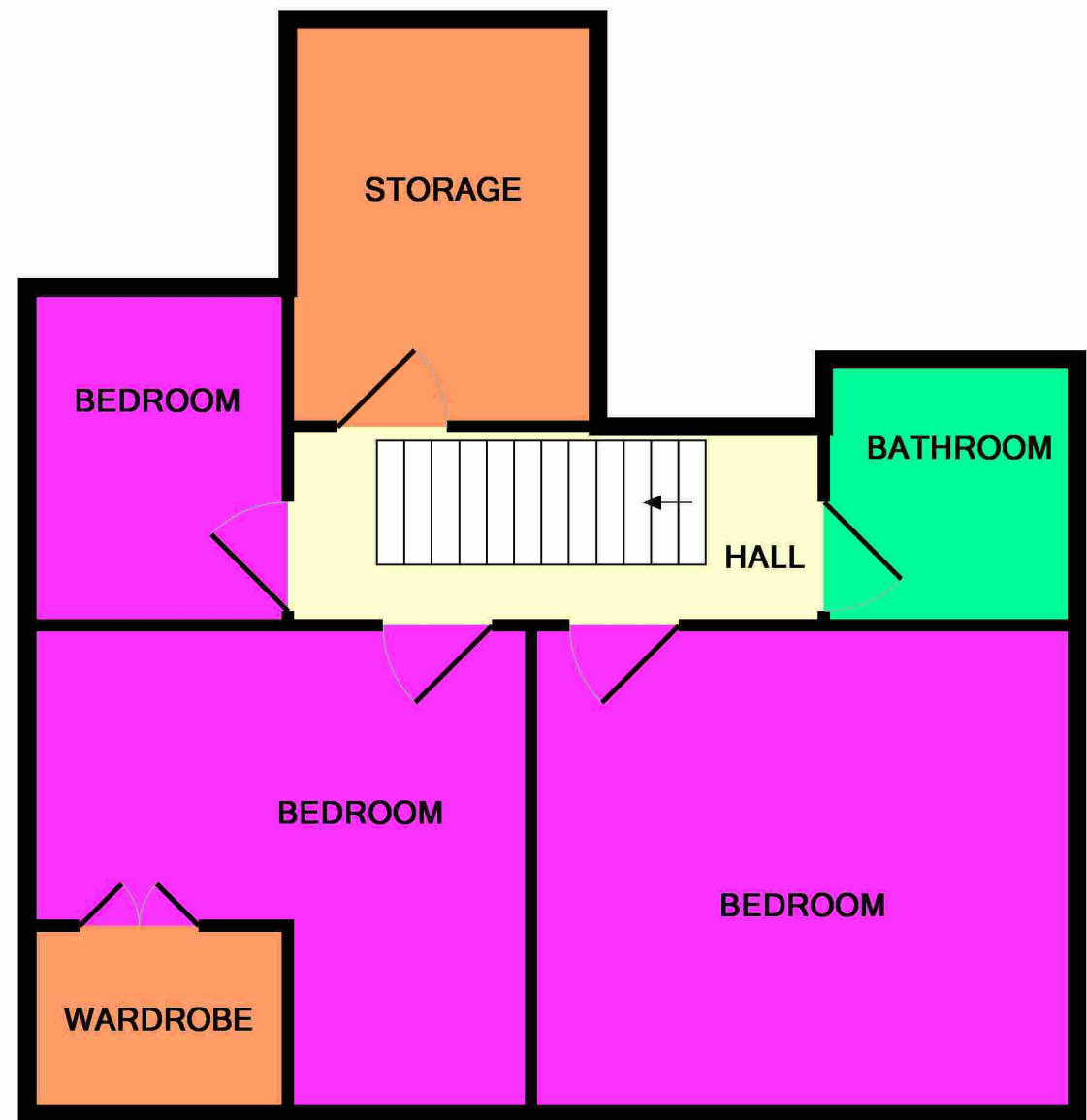
Garden



Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions Travelling from Union Street proceed onto Alford Place, Albyn Place and thereafter onto Queens Road. Continue straight across the Anderson Drive roundabout and at the third set of traffic lights turn left onto Springfield Road. Continue along Springfield Road and directly opposite the Hilton Tree Tops Hotel is the opening for Viewfield Road. No. 43 is situated a short distance along on the right hand side.

Location: Viewfield Road is a quiet tree lined residential street situated in Aberdeen's west end, it has an excellent range of local amenities including a library, health centre, a selection of shops at Countesswells, Airyhall Primary School and Hazlehead Academy for secondary education. There are also excellent public transport facilities and it is well positioned for the oil related offices at Hill of Rubislaw. Within walking distance is the delightful Johnstone Gardens and Hazlehead Park with its nine and 18 hole golf courses, restaurant and children's play areas. A short drive leads to the main Aberdeen ring road which provides easy commuting to both north and south of the city.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.