



25 Fairley Road | Kingswells | AB15 8PZ

Three Bedroom End Terraced Home with Garage

Offers Over £170,000

Enjoying a quiet location in the ever-popular Kingswells, we offer for sale this well proportioned three bedroom end terraced dwellinghouse. Although the property would benefit from some modernisation and upgrading throughout, it does offer excellent potential with accommodation across two floors.

The home is entered into the ground floor hallway, giving way to the naturally bright lounge with dual aspect windows and a central fireplace with alcoves either side. From here, access is given to the rear facing kitchen which features a range of units overlaid with roll front work surfaces and incorporating various integrated and free-standing appliances.

The kitchen gives way to the rear hall, providing access to the side of the property, a deep storage cupboard and the convenient cloakroom with two piece white suite.

The staircase ascends to the first floor landing, giving way to three generous double bedrooms, each of which benefits from built-in storage and space for a range of free-standing furniture.

The home is completed by the wet room which features a white suite and an electric shower.

Outside, low maintenance gardens lie to the front and rear of the property, mainly laid with stone chips and patio. The driveway to the front offers convenient off-street parking and leads up to the single garage with up and over door.

ACCOMMODATION

Ground Floor

Lounge

17'9" x 11'7" (5.41m x 3.53m) approx.

Kitchen

11'2" x 11'0" (3.4m x 3.35m) approx.

Cloakroom

4'2" x 2'8" (1.27m x .81m) approx.

First Floor

Bedroom

14'9" x 10'9" (4.5m x 3.28m) approx.

Bedroom

11'5" x 10'7" (3.48m x 3.23m) approx.

Bedroom

11'8" x 8'4" (3.56m x 2.54m) approx.

Shower Room

6'9" x 6'7" (2.06m x 2.01m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Triple Glazing

EPC Band D



Hallway



Lounge



Kitchen



Bedroom



Bedroom



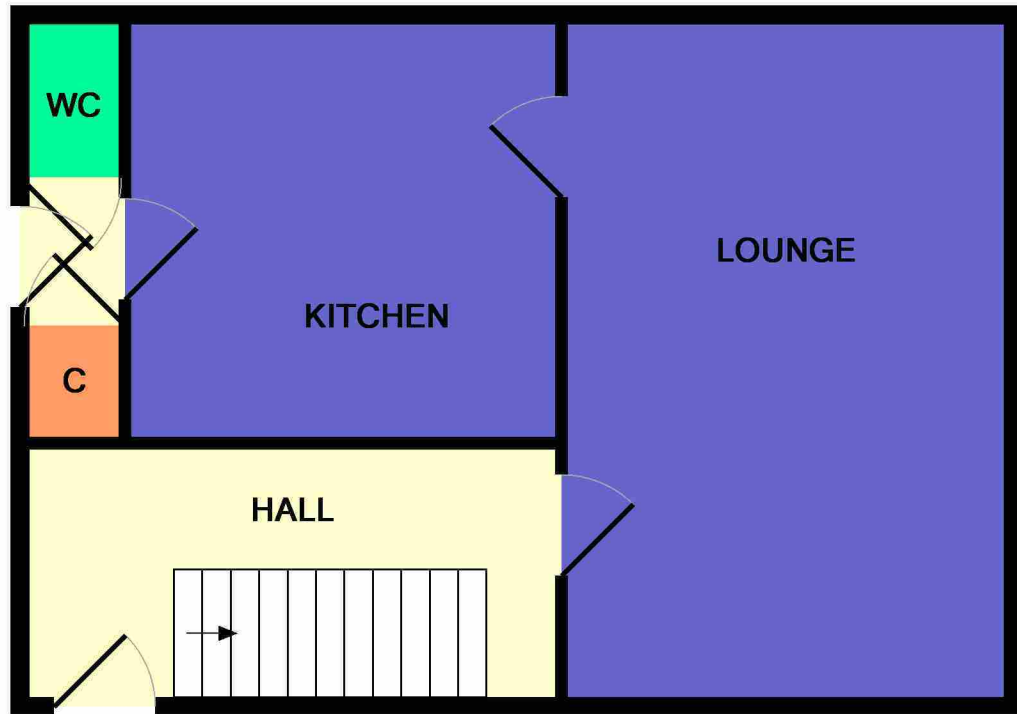
Bedroom



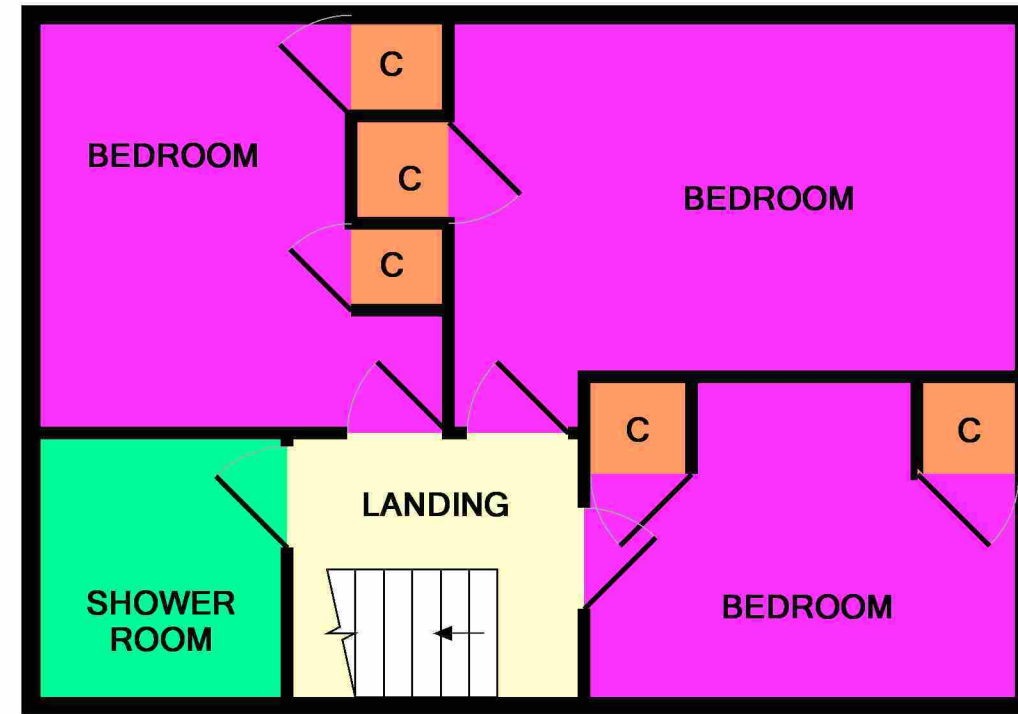
Shower Room



Front Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

Travelling from Aberdeen on A944 towards Westhill, turn right at the Kingswells roundabout towards Kingswells. Take the first exit on the right into Kingswells and then first left into Fairley Road. No. 25 is situated a short distance along on the left hand side.

Location

Kingswells is a popular residential suburb, well served by a range of local amenities. There is excellent public transport facilities including a Park & Ride facility. It is also conveniently located for the Prime Four business estate, the nearby suburb of Westhill and Aberdeen International Airport.

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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.