



129 Manor Avenue | Aberdeen | AB16 7UT

Three Bedroom Semi Detached Dwellinghouse

Offers Over £130,000

We are pleased to offer for sale this three bedroom semi detached dwellinghouse which enjoys a popular city location. The property offers very generously proportioned and versatile accommodation throughout along with an attractive rear garden.

The accommodation itself firstly comprises of a welcoming entrance hallway which provides access to all accommodation on this level in addition to the carpeted staircase. The lounge is situated to the rear of the property, a large public room which can easily accommodate a range of furnishings. The kitchen is situated to the rear and has been fitted with a wide range of base and wall units providing ample storage and work surface space. The kitchen also allows access to the side of the property leading to the rear garden.

To complete the accommodation on this level is a double bedroom with an outlook to the front of the property, this room has been finished in an attractive neutral decor and could easily be utilised as a further public room if more suitable to the purchaser to be used as a dining room or further family space.

To the first floor there are two well proportioned double bedrooms, both of which offer a form of storage whilst being able to easily accommodate a range of bedroom furnishings. The shower room situated on this level has been fitted with a white suite comprising a w.c., hand wash basin an enclosed shower cubicle.

The property also benefits from a spacious rear garden which has been primarily laid to lawn.

ACCOMMODATION

(Ground Floor)

- Lounge
15'4" x 11'3" (4.67m x 3.43m) approx.
- Kitchen
11'5" x 7'8" (3.48m x 2.34m) approx.
- Double Bedroom
12'9" x 12'3" (3.89m x 3.73m) approx.

(First Floor)

- Double Bedroom
12'6" x 8'7" (3.81m x 2.62m) approx.
- Double Bedroom
13'5" x 12'8" (4.09m x 3.86m) approx.
- Shower Room
7'2" x 6'5" (2.18m x 1.96m) approx.

Gas Central Heating

Double Glazing

Rear Garden

EPC Band - D



Hallway



Lounge



Double Bedroom/Dining Room



Kitchen



Double Bedroom



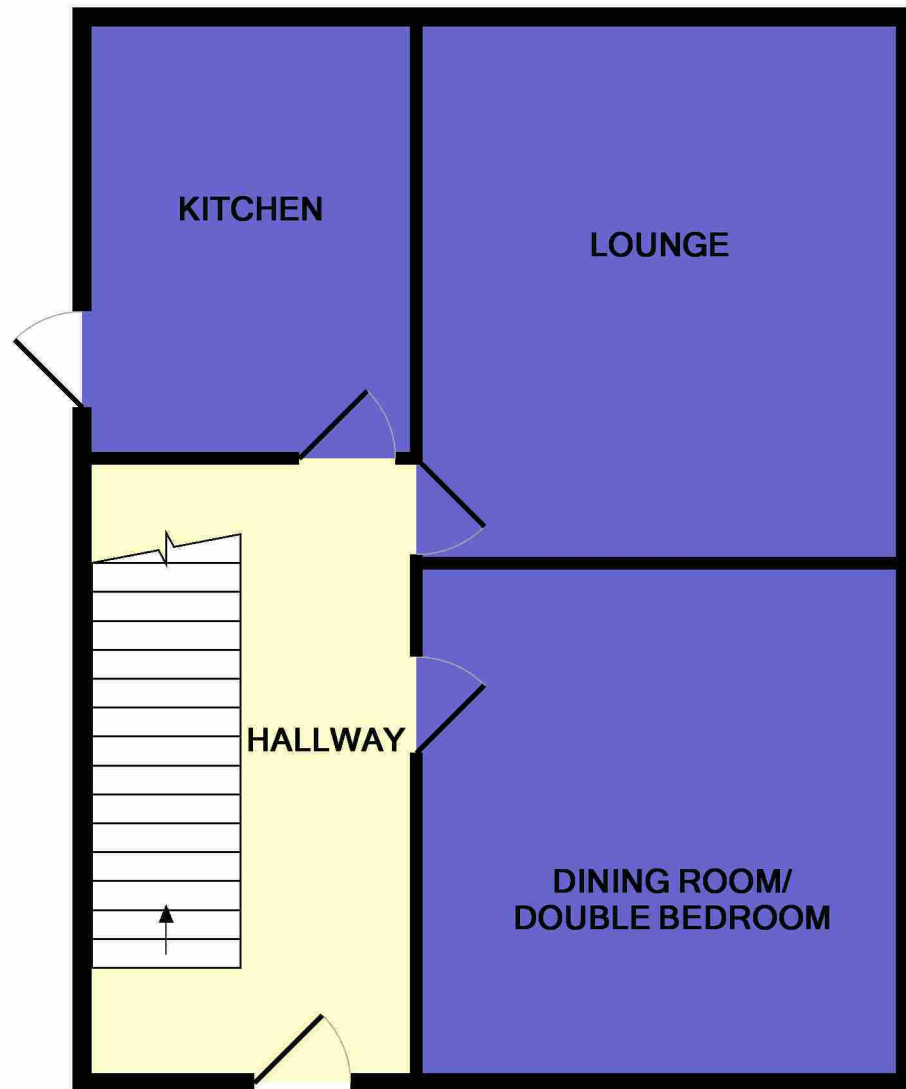
Double Bedroom



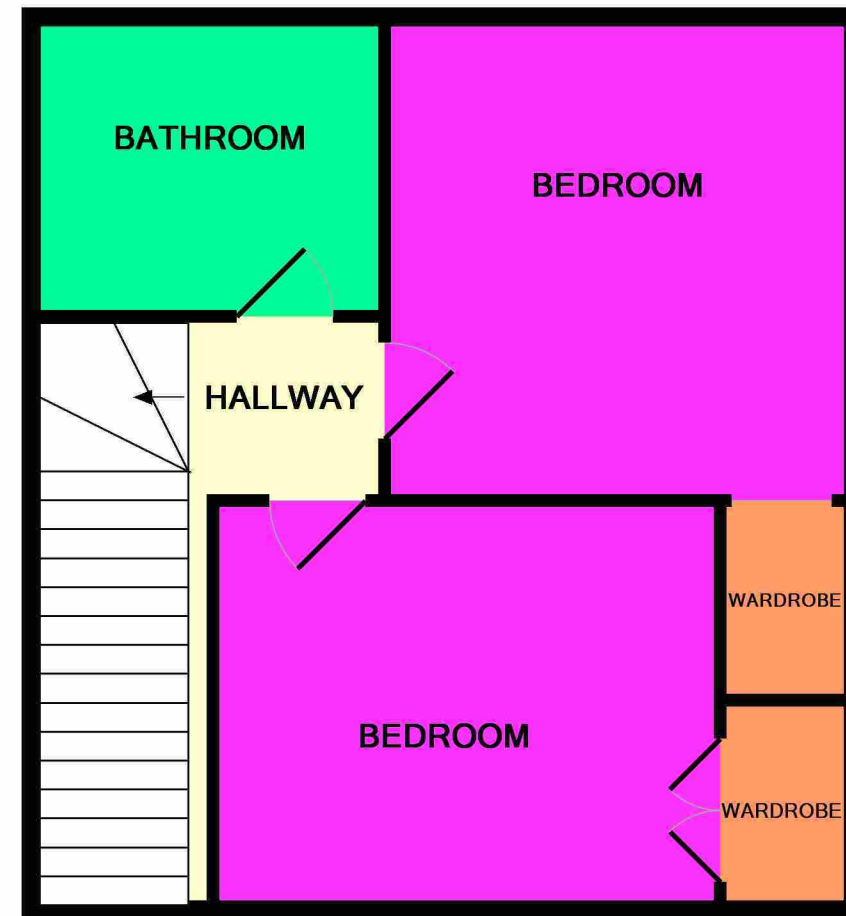
Shower Room



Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: Travelling along North Anderson Drive continue onwards towards the haudagain roundabout, taking the final left off the dual carriageway prior to the roundabout being Manor Avenue. Continue along this road and the property is situated on the right hand side.

Location The property is situated within an established residential area of Aberdeen, within walking of an excellent range of local amenities and both primary and secondary schools. It is ideally placed for the main Aberdeen ring road and also for Aberdeen Royal Hospital complex.

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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.