



39 St Machar Drive | Aberdeen | AB24 3EA

Large Three/Four Bedroom Semi Detached Dwellinghouse with Driveway

Offers Over £200,000

We offer for sale this incredibly spacious and generously proportioned three/four bedroom semi detached dwellinghouse in the heart of the city of Aberdeen. The property offers versatile accommodation throughout which could be utilised to suit a variety of requirements with a location ideal for Aberdeen University and many other city locations and further commutes. The property may benefit from various upgrading throughout but provides huge potential for a sought after family home.

The accommodation itself comprises firstly of a welcoming entrance hallway allowing access to the carpeted staircase along with all accommodation to the front of the property. The main lounge provides ample space for a variety of furniture and is centred around the feature fireplace currently fitted with a gas fire. The lounge leads through to the dining room, a further versatile room providing ample space for a variety for furniture whilst also leading to the kitchen. The kitchen has been fitted with a wide range of base and wall units providing ample storage and work surfaces space whilst also permitting access to the rear garden and enjoying a pleasant outlook to the rear. To complete the accommodation on this level is a large public room to the other side of the property which could be utilised as a further bedroom or formal dining or lounge space depending on the purchasers own requirements. The bathroom has been fitted with a suite comprising of a w.c., hand wash basin and shower over bath.

To the first floor there are two very generously sized double bedrooms both benefiting from substantial fitted storage with a further bedroom also situated on this level. The property also benefits form fitted storage running the full length of the first floor landing.

To the exterior the property benefits hugely from a shared driveway to the side leading to the private rear garden which has been partially paved allowing plentiful parking for multiple vehicles, a huge benefit for the modern family. Additionally there remains a generous area laid to stone chip with various mature shrubbery.

## ACCOMMODATION

### (Ground Floor)

Lounge

16'6" x 16'2" (5.03m x 4.93m) approx.

Dining Room

16'5" x 8'9" (5.01m x 2.67m) approx.

Kitchen

13'8" x 9'2" (4.17m x 2.79m) approx.

Lounge/Bedroom

17'4" x 11'6" (5.28m x 3.51m) approx.

Bathroom

8'2" x 4'3" (2.49m x 1.3m) approx.

### (First Floor)

Double Bedroom

10'4" x 5'6" (3.15m x 1.68m) approx.

Double Bedroom

11'3" x 14'2" (3.43m x 4.32m) approx.

Double Bedroom

14'2" x 11'8" (4.32m x 3.56m) approx.

Gas Central Heating

Double Glazing

Driveway with Rear Parking

Rear Garden

EPC Band - E



Lounge



Lounge



**Dining Room**



**Kitchen**



**Kitchen**



**Bedroom/Lounge**





**Bathroom**



**Double Bedroom**



**Double Bedroom**



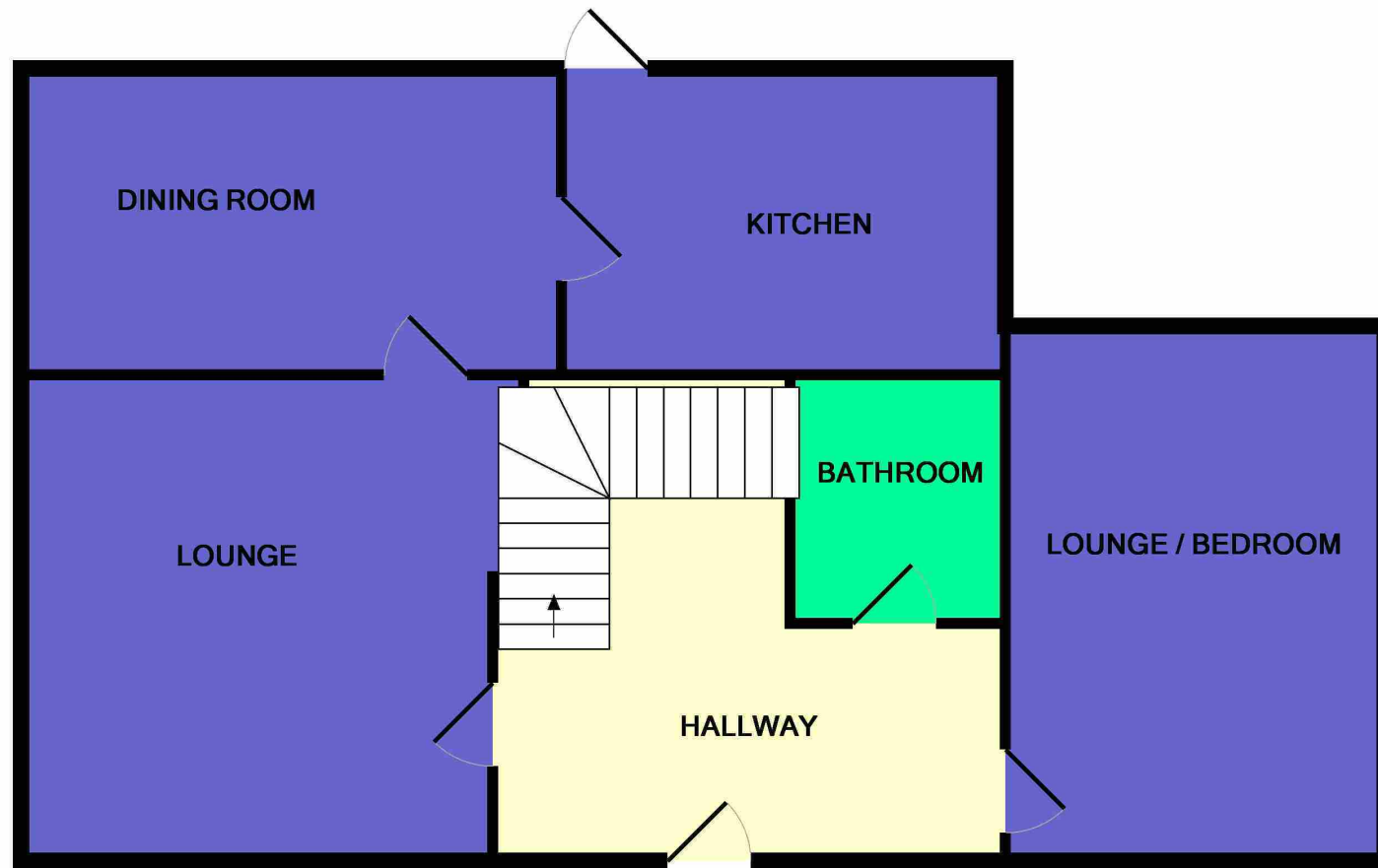
**Bedroom**



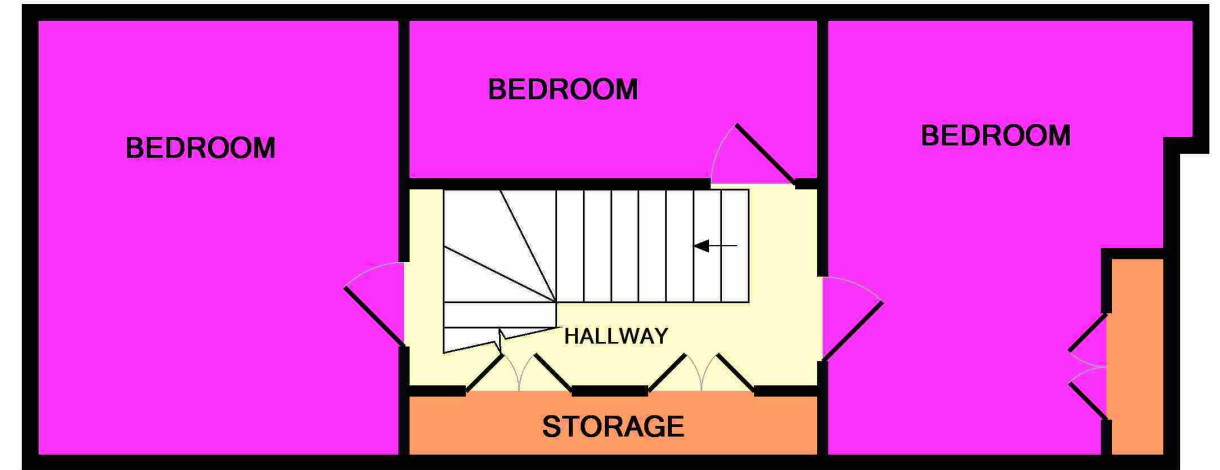
**Parking**



**Garden**



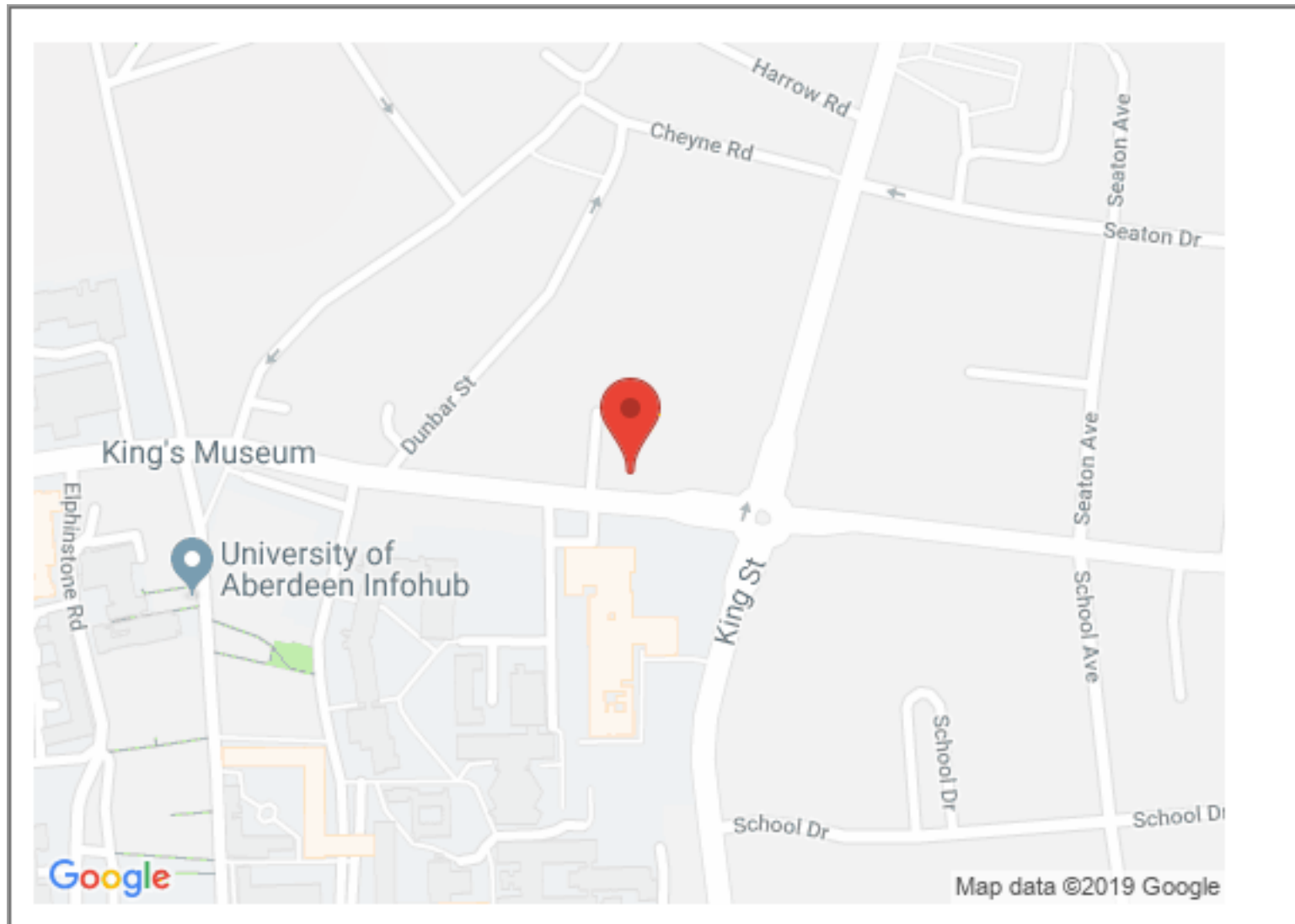
GROUND FLOOR



1ST FLOOR

# Floorplan

## Property location



Directions: Travelling from Union Street continue onto King Street and at the St Machar Drive roundabout turn left onto St Machar Drive. The property is located a short distance along on the right hand side.

Location: The property is well positioned for easy access to Aberdeen University campus, there are also excellent local amenities and good public transport facilities to the city centre. Primary and secondary education is within walking distance of the property and provides easy access to the industrial and office complexes that are situated at Bridge of Don, Dyce and Aberdeen 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.