



71 Cornhill Terrace | Aberdeen | AB16 5EW

Three Bedroom End Terraced Villa in Excellent Location

Offers Around £162,500



Situated in an excellent and quiet location with easy access to ARI, transport links and other local amenities, we offer for sale this attractive three bedroom end terraced villa. The property boasts light, sunny and well-proportioned accommodation with open outlooks and excellent built in storage facilities, offering a comfortable home which will appeal to a wide range of purchasers.

The entrance hallway, with two large under-stair cupboards, gives access to the bright, south-facing lounge which is open plan with the dining room.

A central fireplace with marble surround and oak mantle houses the electric/fan fire and creates a focal point in the room. The dining area comfortably accommodates dining furniture and the layout is ideal for everyday family dining and entertaining alike. The lounge gives access to the rear porch, with useful storage space and access to the rear garden.

The breakfasting kitchen is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating a range of integrated and free-standing appliances including a Neff double oven, gas hob and washing machine. The fitted fold-down table in the kitchen is a clever use of space and provides a convenient breakfasting area.

The carpeted staircase ascends to the first floor landing, giving access to the three bedrooms and bathroom.

Bedrooms 1 & 2 enjoy a sunny, south-facing aspect. Bedroom 1 boasts fitted shelved storage and Bedroom 2 benefits from a generous walk-in wardrobe, giving access to the loft space. Bedroom 3 overlooks the front of the house & front garden and features a built in cupboard, large free-standing wardrobe which is to remain and a fitted bed frame designed to maximise floor space.

Completing the home, the family bathroom is fitted with a three piece suite, comprising W.C. and wash hand basin fitted into a vanity unit and a bath with mains-fed shower over and rigid shower screen.

Outside, the gardens to the front and rear both require minimal maintenance. The front garden has an outside tap and a range of bushes and shrubs. The rear garden features a secluded south-facing patio, allowing the sun to be enjoyed all day. Bushes and shrubs add colour to this attractive and flexible outdoor space. A shared clothes drying area is immediately adjacent to the property and on-street permit parking is available at both the front and rear.

## ACCOMMODATION

### Ground Floor

Lounge / Dining Room

18'3" x 13'3" (5.56m x 4.04m) approx.

Rear Vestibule

7'3" x 3'3" (2.21m x .99m) approx.

Breakfasting Kitchen

13'1" x 7'9" (3.99m x 2.36m) approx.

### First Floor

Bedroom 1

13'4" x 10'2" (4.07m x 3.1m) approx.

Bedroom 2

14'9" x 8'1" (4.5m x 2.46m) approx.

Bedroom 3

10'3" x 9'8" (3.12m x 2.95m) approx.

Bathroom

7'8" x 5'8" (2.34m x 1.73m) approx.

Gas Central Heating

Double Glazing

EPC Band C

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades, together with the gas hob, fridge/freezer and washing machine. The integrated Neff ovens are subject to separate negotiation. The desk in the second bedroom and the fitted bed and large free standing wardrobe in the third bedroom, as well as the bike shed in the front garden, are also to be included in the sale price.





Lounge





**Lounge / Dining**





**BreakfastingKitchen Kitchen**





**Bedroom 1**





**Bedroom 2**





**Bedroom 3**





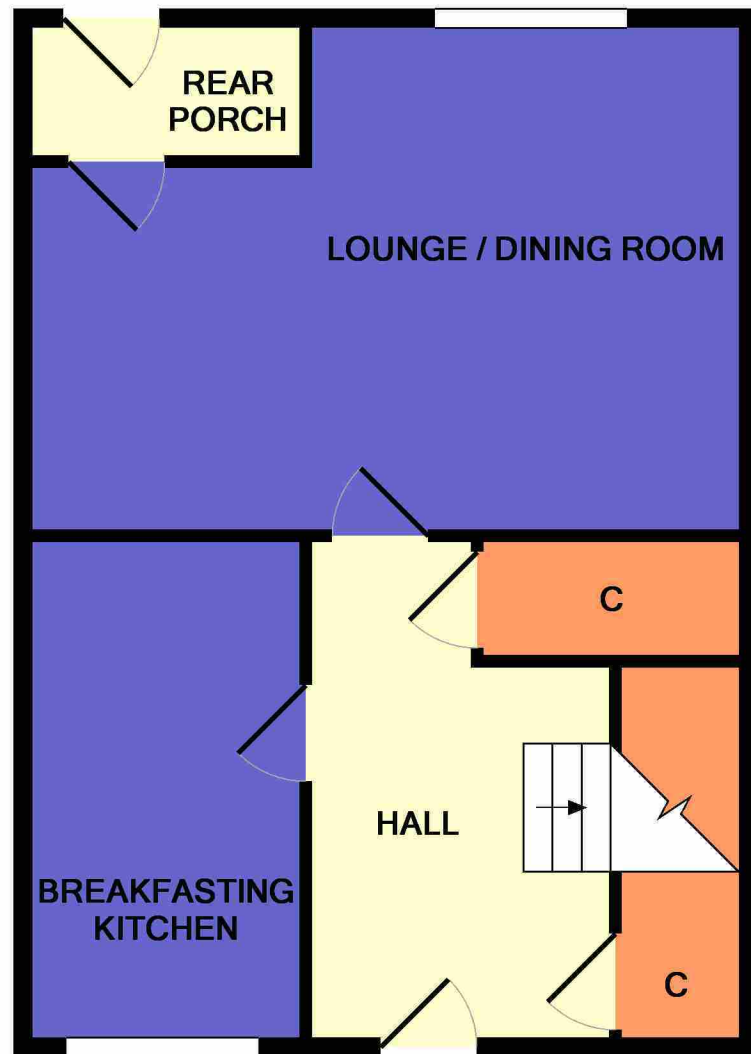
**Bathroom**



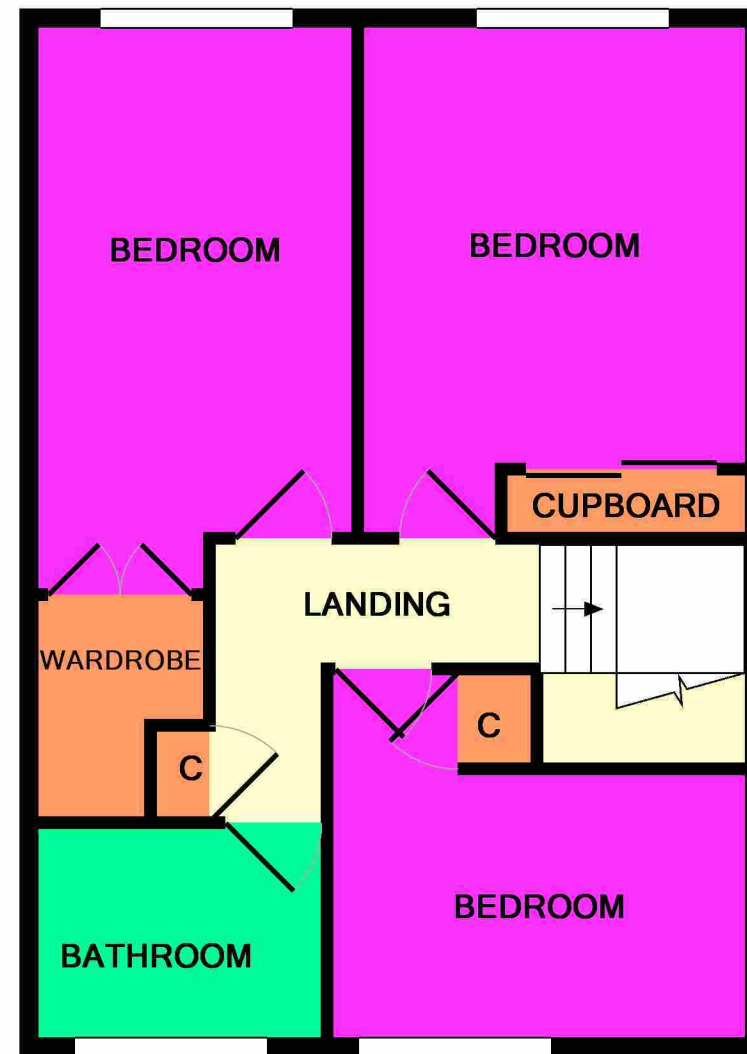


**Rear Garden**





GROUND FLOOR



1ST FLOOR

# Floorplan



### Property location



### Directions

From the city centre, travel along Rosemount Place to the traffic lights at Argyll Place. Turn right onto Argyll Place and continue across at the next lights onto Westburn Drive. Turn first left into Cornhill Road and continue along, crossing over Ashgrove Road West onto Cornhill Terrace.

### Location

Cornhill Terrace is situated in an area well served by local shops and public transport facilities, with the Aberdeen ring road and various other arterial routes being located nearby, making most parts of the city and beyond readily accessible. Excellent shopping facilities are available within close proximity and the property is also well located for both ARI and Aberdeen University. The airport and the various oil related offices at Bridge of Don, Dyce, Kingswells and Westhill are within easy reach.

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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.