



1 Goval Terrace | Dyce | AB21 7JT

Three Bedroom End Terraced Dwellinghouse

Offers Over £155,000

We are pleased to offer for sale this three bedroom end terraced dwellinghouse located within an established residential area. The property is deceptively spacious with excellent storage and offers accommodation across two floors.

The home is entered into the vestibule, giving access into the hallway as well as to the large walk-in store. The internal hallway gives way to the rear facing lounge with bay window and the generous dining kitchen which has been fitted with a range of wall, base and drawer units.

Also on the ground floor, the family bathroom features a three piece suite with mains shower over the bath and a further walk-in storage cupboard houses the gas boiler.

The carpeted staircase ascends to the first floor landing, giving way to three spacious double bedrooms, each of which boasts built in storage. Completing the home, the convenient cloakroom on the first floor is fitted with a two piece white suite.

Outside, the low maintenance garden to the rear of the property is extensively laid with patio and also incorporates a raised bed area having mature bushes and shrubs. Convenient off-street parking is available on the driveway to the front of the property.

ACCOMMODATION

Ground Floor

Lounge

14'6" x 10'8" (4.42m x 3.25m) approx.

Dining Kitchen

15'4" x 10'8" (4.67m x 3.25m) approx.

Bathroom

9'9" x 7'6" (2.97m x 2.29m) approx.

First Floor

Bedroom

10'9" x 10'3" (3.28m x 3.12m) approx.

Bedroom

10'9" x 11'0" (3.28m x 3.35m) approx.

Bedroom

10'9" x 10'2" (3.28m x 3.1m) approx.

WC

4'9" x 3'2" (1.45m x .97m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the integrated appliances, free-standing gas cooker and washing machine.

Gas Central Heating

Double Glazing

EPC Band D



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Bathroom



Bedroom



Bedroom



Bedroom



Cloakroom



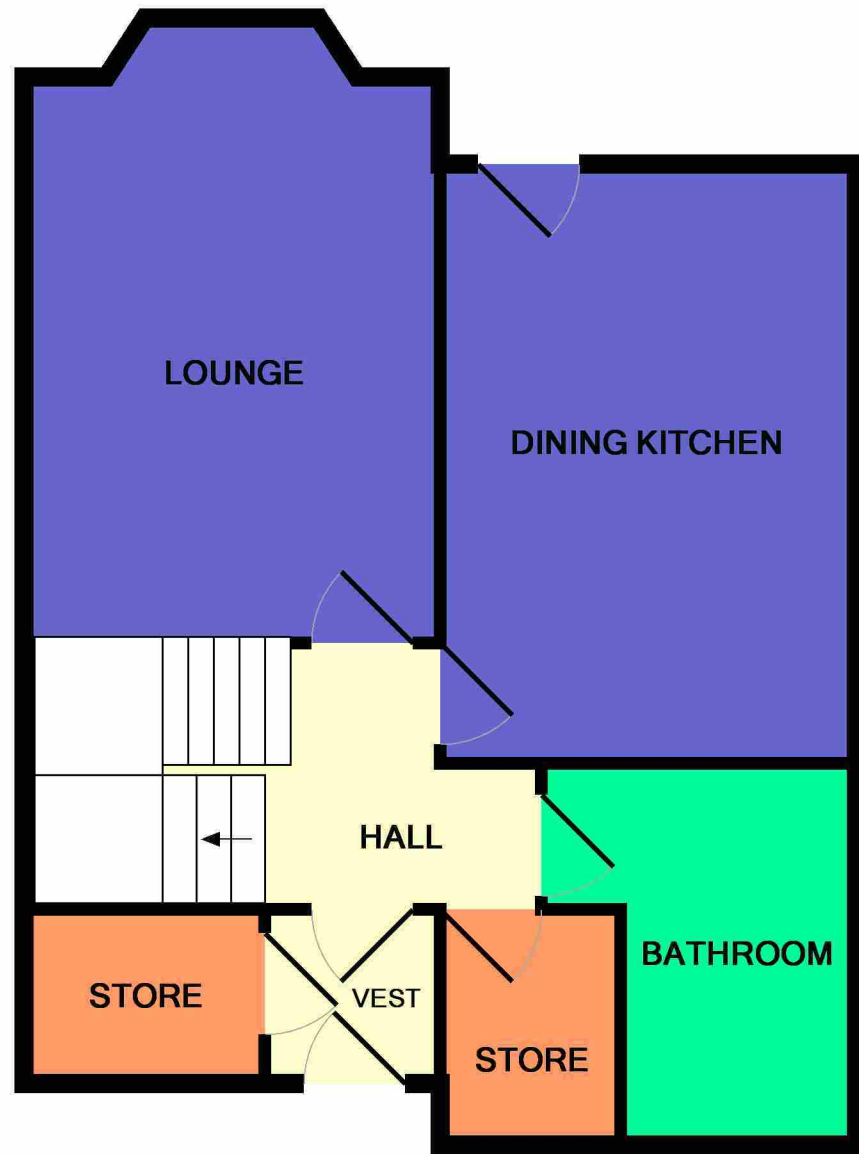
Garden



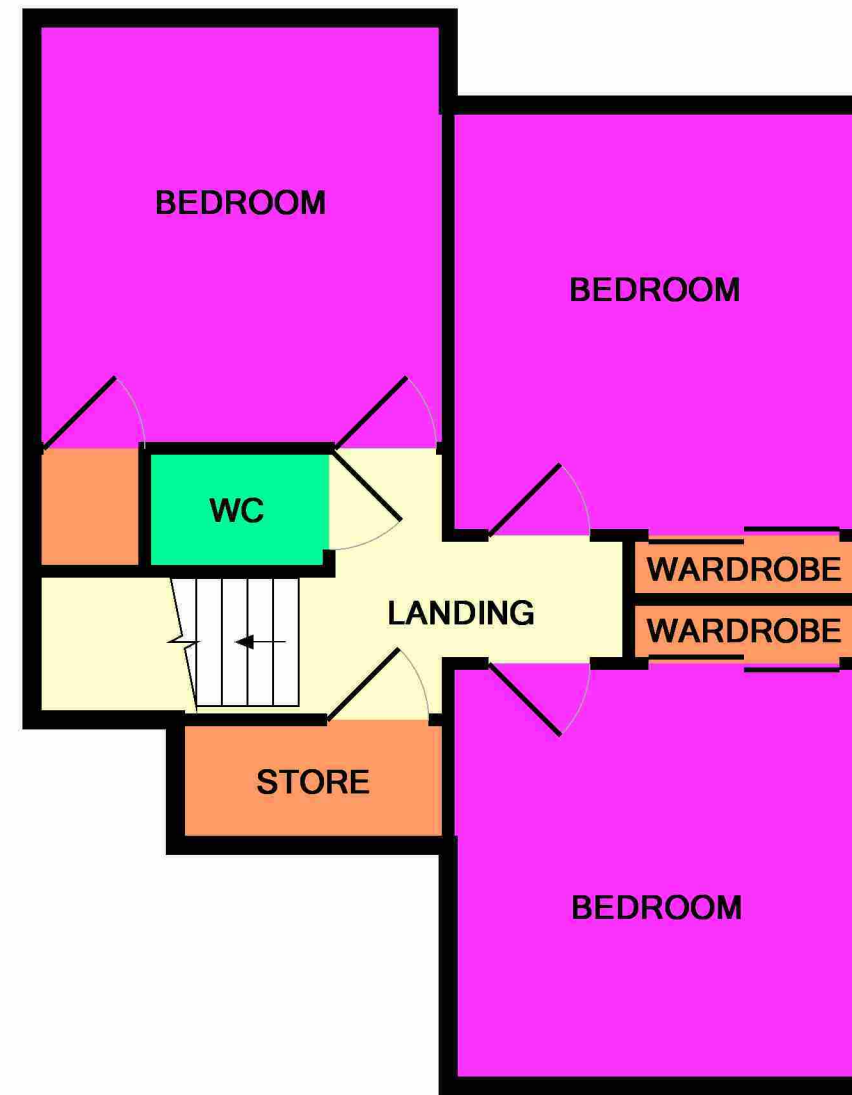
Garden



Area to Rear of Property



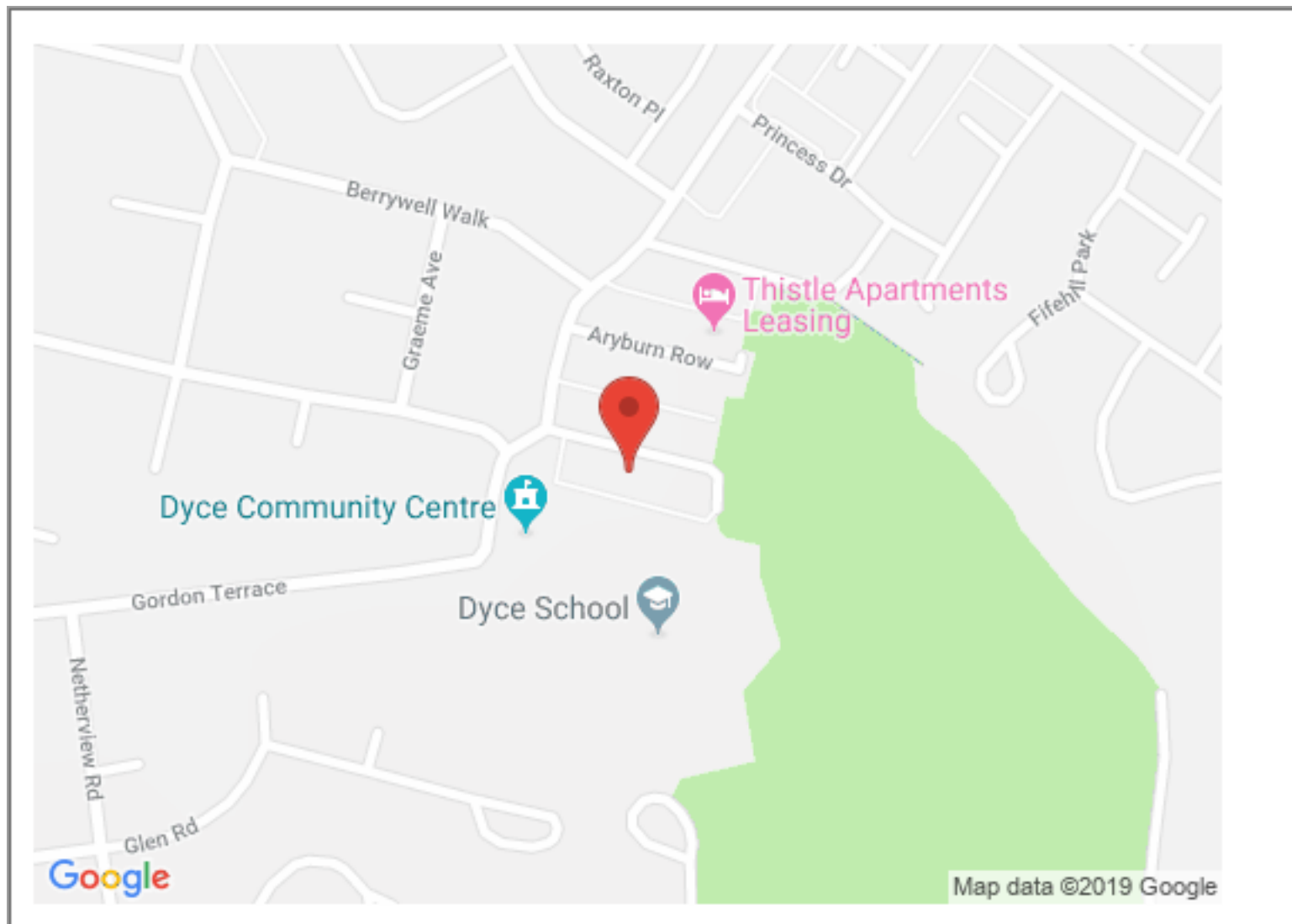
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

From Aberdeen city centre travel along Great Northern Road leading onto Auchmill Road and follow the signs for Dyce. On entering Dyce continue ahead along Victoria Street. Take a right turn into Gordon Terrace, continue ahead for some distance passing the school on the right. Goval Terrace is located on the right.

Location

Dyce is a popular residential area lying approximately 6 miles to the north of Aberdeen city centre. There are ample shopping and recreational facilities including an ASDA Superstore, community centre, swimming pool and excellent educational facilities at both primary and secondary level. Aberdeen airport and the industrial estates at Bridge of Don are close at hand with the city centre, easily accessed by public transport including a regular rail link to 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.