



1 Overton Green | Dyce | Aberdeen | AB21 0EQ

Two Bedroom Semi Detached House in Popular Location

Fixed Price £157,000

Situated on the outskirts of Dyce, within easy reach of the Industrial Estates and the City of Aberdeen itself, we offer for sale this two bedroomed semi-detached dwellinghouse. The house is in excellent order having been well maintained by the current proprietor. There are attractive gardens to front and rear and views of the countryside all around. All windows have triple glazing and there is an oil fired central heating system. All rooms are spacious and bright and viewing is highly recommended.

The home is entered into the vestibule with a UPVC front door with glazed panels, leading into the bright and airy hallway which gives access to all rooms. The lounge/dining room is an elegant room with large picture window to the front and patio doors (double glazed) to the rear. Two alcoves. Ornate triple light fitting with matching wall lights. The room features vertical blinds, two large radiators, metal curtain poles, fuel effect electric fire and surround to remain. The kitchen is a fully fitted modern kitchen with a good range of wall and base units with ample work surfaces. There is plumbing for washing machine and the slot in electric cooker is to remain. Tiled walls, a large understair cupboard, stainless steel sink and drainer with chrome mixer tap are also incorporated into the kitchen. There is a large shower room with a window to the rear, a three piece suite comprising shower, w.c. and wash hand basin, all in white with chrome fittings. The bathroom also features wall units with fixed mirror and wooden ceiling with spotlight.

On the first floor, the upper hall has a large built-in cupboard housing electric meter and a further built-in cupboard for storage. The master bedroom is a good sized double bedroom with a window to the rear, it features a fitted cupboard with a hanging rail and telephone point. The second bedroom is a further generously sized double bedroom, also featuring a built-in cupboard.

Outside, the property benefits from a large parking area. The rear garden is of a good size and very well maintained with a lawn and mature shrubs, a shed is also included.

In addition to this, the property also has a garage.

Ground Floor

Lounge/Dining Room

21'12" x 14'7" (6.71m x 4.45m) approx.

Kitchen

12'11" x 6'4" (3.94m x 1.93m) approx.

Shower Room

12'11" x 5'7" (3.94m x 1.7m) approx.

First Floor

Master Bedroom

14'7" x 10'9" (4.45m x 3.28m) approx.

Bedroom 2

11'9" x 10'6" (3.58m x 3.2m) approx.

Triple glazing on all windows

Oil fired central heating system

EPC Band F



Lounge



Lounge



Dining Area



Kitchen



Master Bedroom



Master Bedroom



Double Bedroom



Shower Room



Garden

Property location



Directions:

From Aberdeen travel north onto the A96 . Proceed past Forrit Brae on your left then turn right at the traffic lights into Dyce Drive, proceed straight on through the first set of traffic lights and the second set (Golf garage) continue straight on through the Industrial Estate to the third set of traffic lights (Baker Hughes). Continue over the brow of the hill and take the second opening on your left into Overton Green.

Location:

Dyce is a popular suburb linked to Aberdeen by an excellent commuter road and has the provision of good bus and rail services to the city. There is an ASDA supermarket with surrounding local shops, primary and secondary schooling. The suburb has an excellent range of recreational facilities including a swimming pool, library, medical and dental practices

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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.