



4 Moir Crescent | Aberdeen | AB16 7BX

Three Bedroom Semi-Detached Dwellinghouse with Driveway

Offers Over £95,000

We offer for sale this three bedroom semi-detached dwellinghouse situated in a popular residential location. The property offers an opportunity to acquire a spacious family home which may benefit from various upgrading throughout offering the purchase the chance to create their ideal property to suit their own requirements.

On the ground floor, the property offers a spacious lounge situated to the front of the property which can accommodate a variety of furniture and enjoys a large window overlooking the front garden. The kitchen has been fitted with a range of base and wall units providing ample storage with a view over the rear garden. The chest freezer and fridge/freezer are to remain as part of the sale. To complete the accommodation on this level is the bathroom offering a white suite comprising a w.c. wash hand basin and shower over bath.

To the first floor, there are three well proportioned double bedrooms with all offering a form of fitted storage and space for a variety of bedroom furniture.

The property also offers a generous rear garden offering a large lawn area enclosed with timber fencing alongside an outdoor storage shed which is to remain as part of the sale. Additionally the property offers a spacious driveway to the front offering much sought after off street parking.

ACCOMMODATION

(Ground Floor)

Lounge

12'1" x 15'9" (3.68m x 4.8m) approx.

Kitchen

14'7" x 8'4" (4.45m x 2.54m) approx.

Bathroom

6'6" x 5'5" (1.98m x 1.65m) approx.

(First Floor)

Double Bedroom

10'3" x 10'2" (3.12m x 3.1m) approx.

Double Bedroom

12'3" x 10'3" (3.73m x 3.12m) approx.

Double Bedroom

13'6" x 10'4" (4.12m x 3.15m) approx.

Gas Central Heating

Double Glazing

Rear Garden

EPC Band D

All white goods to remain



Hallway



Lounge



Kitchen



Kitchen



Bathroom



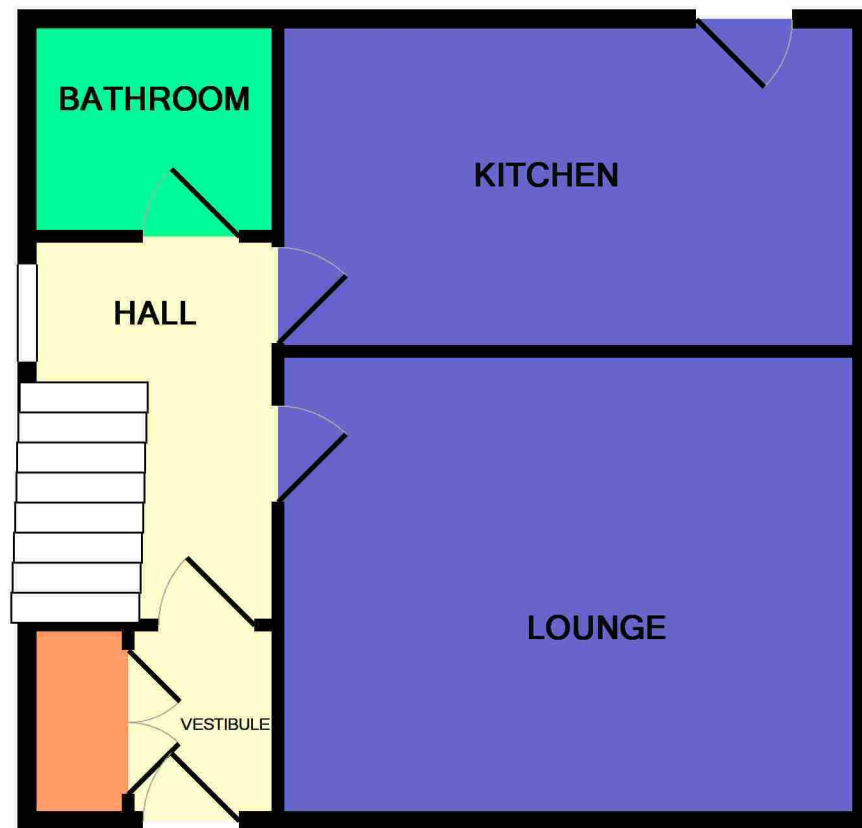
Bedroom



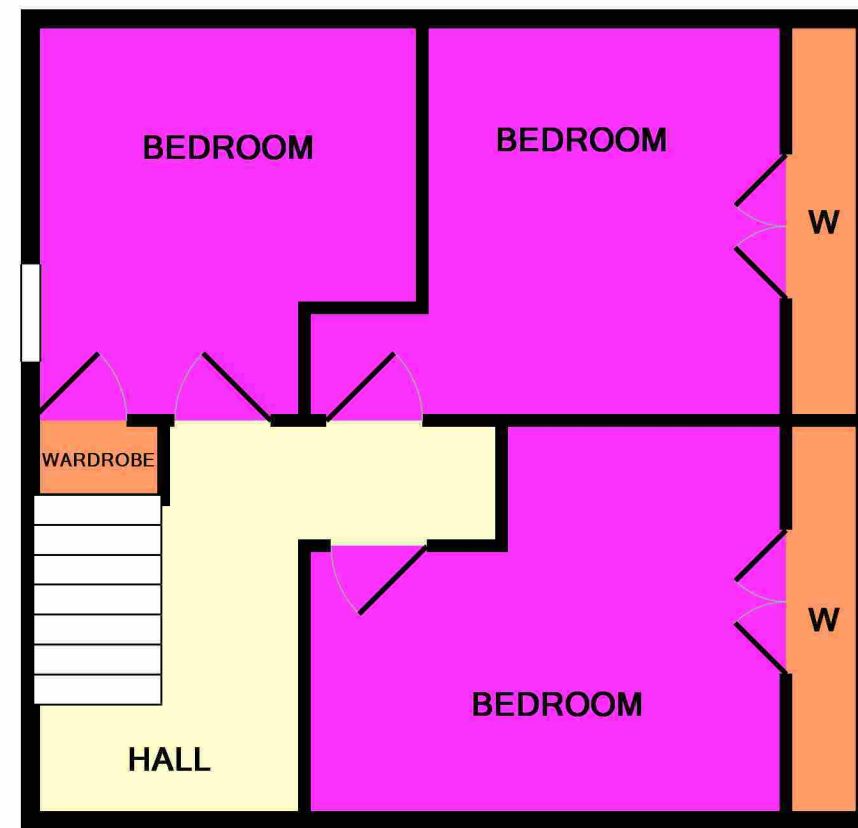
Bedroom



Bedroom



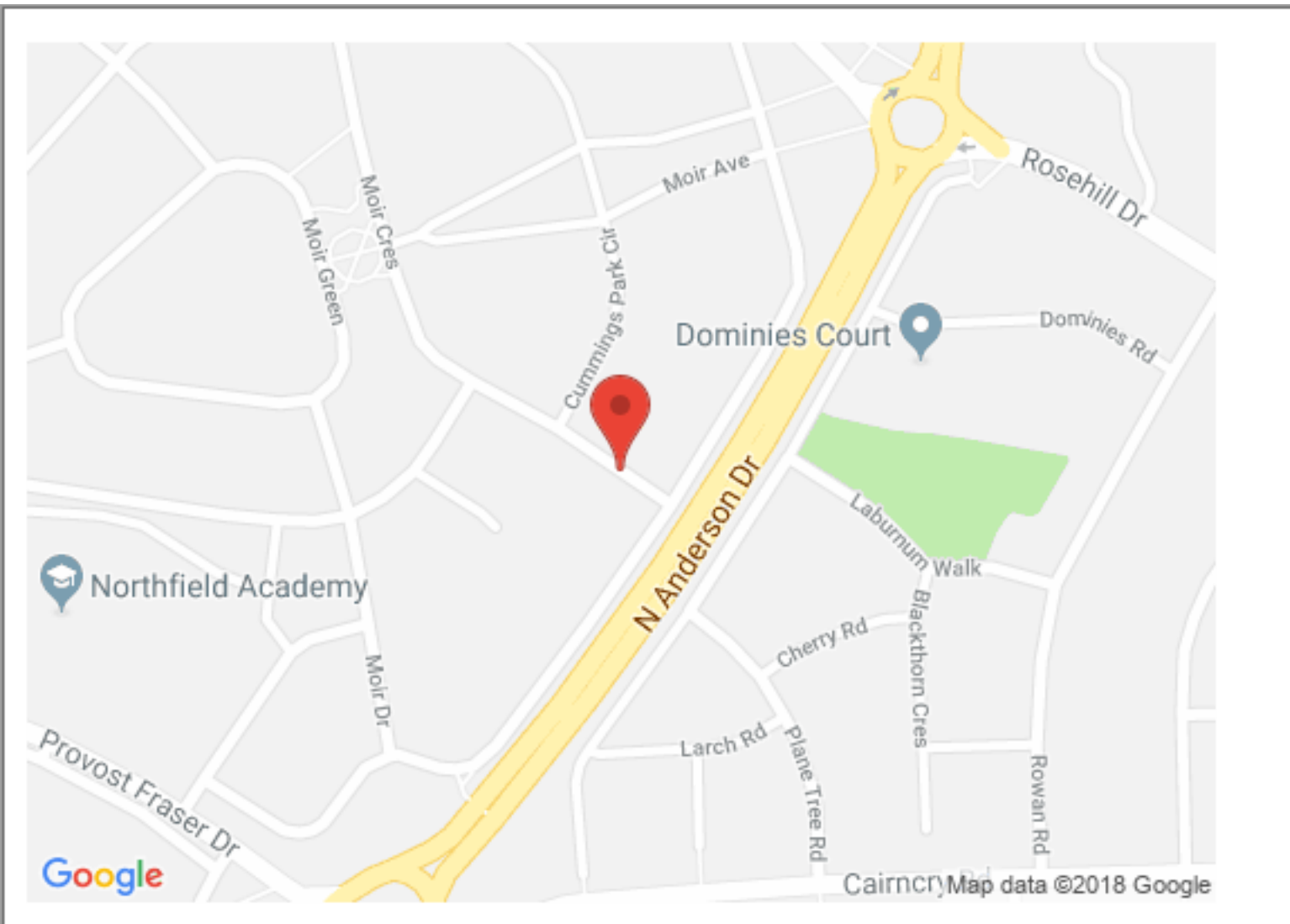
GROUND FLOOR



1ST FLOOR

Floor Plan

Property location



Directions

Travelling from the main Aberdeen ring road proceed north, continue to the Rosehill roundabout and turn left onto Provost Rust Drive. Take an immediate left and again left which takes you onto the inlet road of North Anderson Drive and Moir Avenue is situated on the right, following this road and then taking a left onto Moir Crescent.

Location

Moir Crescent is well situated and within easy walking distance of Aberdeen Royal Hospital complex. It is also within a very short drive of the main Aberdeen ring road which provides commuting to both north and south of the city where many of the office and industrial complexes are situated. The area has the provision of good shops primary and secondary schools and excellent public transport facilities making many parts of the city easily accessible from this property.

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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.