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26 Woodend Drive,
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AB15 6YJ

Offers over £220,000

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solicitors & estate agents

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26 Woodend Drive,
Aberdeen,
AB15 6YJ

Price: Offers over £220,000
Viewing : Contact agent on 01224 433301
Entry: To be arranged

We are delighted to offer for sale this 5 Bedroomed house with private garage and garden. Thoughtfully extended, this property offers an ideal family home in a quiet location.

Woodend Drive is situated in the west end of Aberdeen with public transport into the city centre and within the catchment area and walking distance of the newly-built Hazlehead Primary School and the well-established Hazlehead Academy.

The accommodation comprises:-

Front Garden

The front garden is attractively laid out with a mature shrub border, miniature fencing and rose quartz pebbles. There is also access to the integral garage by an 'up and over' lockable garage door.

Ground Floor

Vestibule – Vestibule with coat rack and exterior door with a Georgian panel door into the main hallway.

Hall

Hall with stairway to upper floor, deep storage cupboard under the stairs, electric door bell, telephone point, access to the electric fuse box and meter. The property benefits from gas central heating throughout.



lounge / dining room

Lounge/Dining Room (2.94 x 4.37 metres approx)
Georgian style glass panelled doors into the lounge from the hallway. Attractive lounge to the front of the property running the length of the building and leading through to the conservatory. Triple picture window to the front with pull down blind curtain system. The room boasts space for a dining area to the rear which has a useful hatch into the kitchen.

Conservatory (2.14 x 3.02 metres approx)
Double French door window leading to the rear, paved steps down into the rear garden which is laid out with mature borders and featured small pond area. Includes garden shed (to remain), garden has also a side access gate and is attractively laid out with bark chips, a lawn area and well kept 'leylandii' hedge ensuring privacy. Attractive bright conservatory to the rear of the property with electric panel heating, featuring laminate flooring with access to the utility room and the lounge. Built in 2005 - Building warrants and completion certificates are available.



conservatory

Utility room (3.5 x 1.89 metres approx)
Utility room is plumbed in for washer and dryer with ample base and wall units, stainless steel sink overlooking the rear garden and attractive corner wall base units with splashboard tiling, laminate floor and also access to integral garage. Just off the utility room is a good sized cloakroom with WHB and WHC in a recently fitted white suite.



kitchen



main bedroom

Garage (3.03 x 5.81 metres approx)

The garage can be accessed either from the front of the property or through the utility room. Featuring power and light, the garage contains the gas boiler and is particularly spacious

Kitchen (2.38 x 3.29 metres approx)

Fully fitted with a good range of wall and base units and lit by halogen spotlighting. There is also a serving hatchway to the dining area in the lounge. Fitted with splash-back tiling over the worktop surfaces and plumbed in for dishwasher (to remain), fridge and freezer (available by separate negotiation). The kitchen is equipped with a stainless steel circular sink and draining board, stainless steel extractor hood with integrated electric hob and fan-assisted electric double oven unit (to remain). With ample shelving and good wall base units providing ample storage in the kitchen.

First Floor

Upstairs to the first floor where the rest of the accommodation is accessed there are two access panels to the loft which is part floored and have Ramsay ladders.

Bathroom (2.06 x 4.04 m approx @ longest & widest)

Main family bathroom with bidet, WHC, WC and bath and shower unit over the bath. There is a recessed vanity unit fully tiled with mirror and containing the WHB and there is also a bathroom airing cupboard holding the water tank. Medicine cabinet fixed to the wall (to remain). Full length tiling around the bath and sink areas.



bedroom 2



bedroom 3

Main Bedroom (3.28 x 4.15 metres approx)

Into the main bedroom at the rear of the property, double picture window, well decorated throughout with carpet and radiator with ample power points. There is also a built-in storage cupboard with a hanging rail and deep shelving.

Second Bedroom (2.67 x 3 metres approx)

Bedroom to the front of the property with built in wardrobe with hanging and shelving space. Gas central heating and power points.

Third Bedroom (2.94 x 2.79 metres approx)

Double bedroom into the rear of the property with double picture window overlooking the garden, with two built in cupboards providing hanging and storage space. With attractive wall mounted shelving, display unit and gas central heating and picture window to the front with Roman blind.

Fourth Bedroom (2.96 x 3.61 metres approx)

Fourth bedroom to the front of the property again with its own built in cupboard with hanging space and storage shelf. Triple picture window to the front. Well-presented room with good wood finished features and curtains.

Fifth Bedroom/Study (2.27 x 2.06 metres approx)

Single bedroom to the front of the property providing ample further storage or use as a study.

Loft

Two Lofts, one partially and one virtually floored giving ample storage space both accessed by Ramsay ladders.



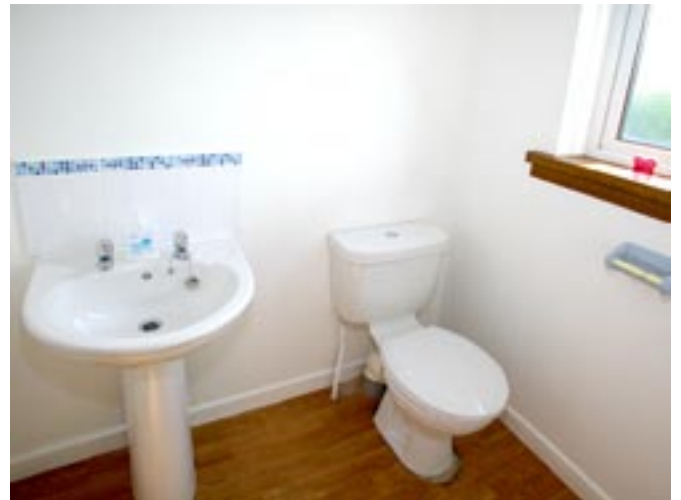
main bedroom - alternative view



bedroom 4



bathroom



rear of property