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Offers over £320,000

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4 Deemount Road
Aberdeen
AB11 7TJ

We are pleased to offer to sell this prominent detached bungalow in need of upgrading and modernisation in the ever popular Ferryhill area of Aberdeen situated on a prominent corner site. The property features a mature extensive garden of approximately a third of an acre. The Property is thought suitable for extending for further accommodation and may also be suitable for adding an additional storey. As such from it affords a perfect for a buyer who is seeking to stamp their own style and make their own home. The accommodation comprises two public rooms, kitchen, three double bedrooms, shower room, W.C. and WHB, gas central heating and double glazing.

The property also features, double glazing and gas central heating throughout and single garage with access driveway, quaint outhouse, greenhouse and Anderson shelter.

The property is in the catchment area for excellent local schools and amenities including Aberdeen's Duthie Park. Entry will be available in November and the price shall be offers over £320,000. The price includes all carpets, curtains, light fittings and white goods.

Viewing: please call selling agents on 01224 433301

Entry: available mid to late November 2011

Price: Offers over £320,000



lounge



dining room

Accommodation Comprises

Entrance

through glass door from portico into hallway off which accommodation is accessed.

Lounge (4.58m x 3.40m)

With picture window facing the rear of the house and deep windowsill, and corner windows facing the front of the house creating extra natural light. Radiator and alcove with shelving and cupboard area. Electric fire with mantelpiece and surround.

Dining Room (4.10m x 3.75m)

Pleasant bright and well lit public room to the front of the house, could be used as a formal dining room or as secondary lounge. With four picture windows looking over the front of the property and electric fire again with mantelpiece and surround. Display shelving built into alcove and brass light fittings.

Kitchen with Utility Area

(approx. 5.8m x 2.79m at longest and widest)

The kitchen forms part of a sympathetic extension created approximately 20 years ago. With integrated oven, microwave, gas hob and extractor, dish washer and sink with draining board. Fridge freezer, washing machine and tumble dryer are also included in the price. The Kitchen and utility area are fitted with ample wall and base unit and small cupboard for storage and also there is side door access to the side garden.

Bedroom One (Approx 3.50m x 4.46m)

Large double bedroom with bay window overlooking the side of the house and also picture window to the rear of the house. Ample sized bedroom with central heating, curtains and light fitting included.

Bedroom Two (Approx 3.56m x 3.51m)

Second double bedroom, a well proportioned room to the middle of the house facing the rear with picture window to the rear with gas central heating and also internet connection.

Bedroom Three (Approx 2.4m x 3.2m)

Double bedroom with fitted wardrobe system and small picture window to the side of the garden. Radiator.

Bathroom

Bathroom presently with shower but there was previously a bath. A fully tiled shower, with WC, WHB, smoked glass window with radiator and in built medicine cabinet.

Off the hallway there is a cupboard and also access to the attic.

Attic

There is a ladder up to the attic where there is ample storage space.



kitchen



kitchen - alternative view



rear of house

Outside

To the front of the property is an easily maintained area of garden ground with borders and lawn. Driveway leads to the garage. There is a single garage (approximately 2m 50 x 5m 30) with access from driveway from street, has power and lighting and water.

To the rear, the door from the kitchen opens on to a small and there is also a drying green area with four clothes poles, terraced rear garden with mature shrubs. The greenhouse has ample plants, also Anderson shelter.

There is also a storage shed with two doors providing ample space for garden equipment storage in a quaint and attractive style matching the house. Also side entrance gate and also second external outhouse with power.



side garden & path



front - alternative view