

18 Sunnyside Gardens

ABERDEEN, AB24 3LZ



Exceptionally bright 2-public and 3-bedroom semi-detached property in a residential location, close to amenities and within a few minutes' walk of Aberdeen University Campus



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McEwan Fraser Legal is delighted to offer for sale this immaculate and exceptionally bright, 2-public and 3-bedroom semi-detached dwelling located in a peaceful cul de-sac adjacent to Aberdeen's historic Old Town and only a short walk from Aberdeen University Campus while also close to amenities in the City Centre. The property has gas central heating and double glazing, while it has also been recently upgraded to include new open-plan dining kitchen, bath/shower room, downstairs toilet, and new wooden flooring throughout.

THE LOUNGE



Entrance is made via a freshly presented, welcoming hallway. The very beautifully presented, well proportioned lounge is located at the front of the property and has been tastefully decorated and finished with natural wood flooring. As with all other rooms in the property, a large bay window floods this room with natural light.

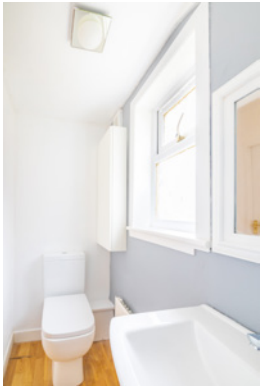
THE KITCHEN/DINER



Overlooking the garden to the rear of the property is the modern dining kitchen , which has been fitted with a wide range of base and wall-mounted units with coordinating work surfaces and quality integrated appliances. The kitchen is open plan to the dining/family area and allows access to the patio and rear garden. A WC completes the ground floor accommodation.







A wooden staircase with a balustrade leads to the first-floor landing, which is flooded with natural light from a large double-glazed window. On this floor, there are two double bedrooms, and a third smaller bedroom/office. A hatch in the ceiling, accessed via a pull-down ladder, provides entrance to a large, carpeted loft that provides useful storage space. A newly fitted family bathroom with a shower over the bath completes the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

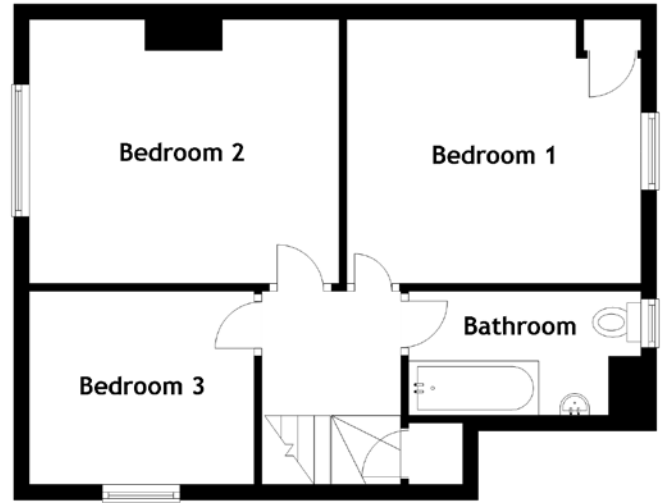
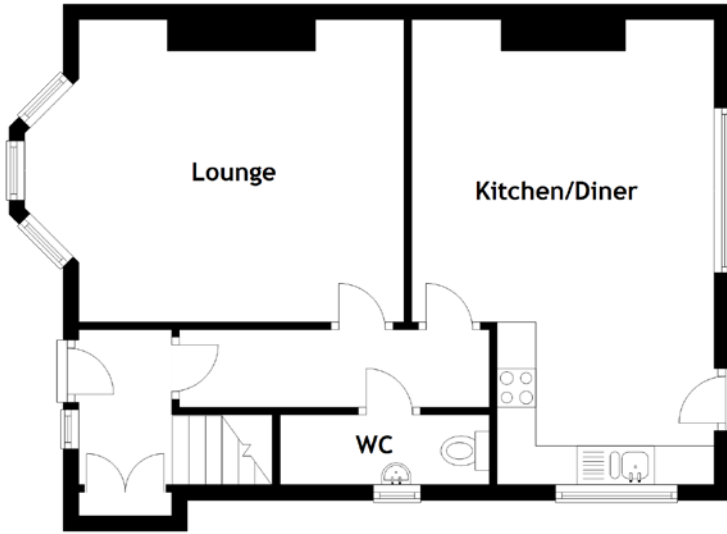


Private parking for two cars is available in the driveway to the front of the property, while there is also an additional large parking area to the rear that is accessed via a shared driveway. The front garden has a central pathway leading to the property, and the garden is laid mainly to lawn with sporadic planting of mature shrubs, plants, and seasonal flowers. The large, south-facing rear garden can be accessed from the side of the property, via a gate leading onto a back lane or from the kitchen. The garden, which is enclosed on all three sides by fencing and a stone wall, is laid to lawn and has a variety of berries and trees, including an apple tree. The door from the kitchen leads directly onto a bright, sheltered patio area that provides an ideal spot for al-fresco dining and entertaining.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

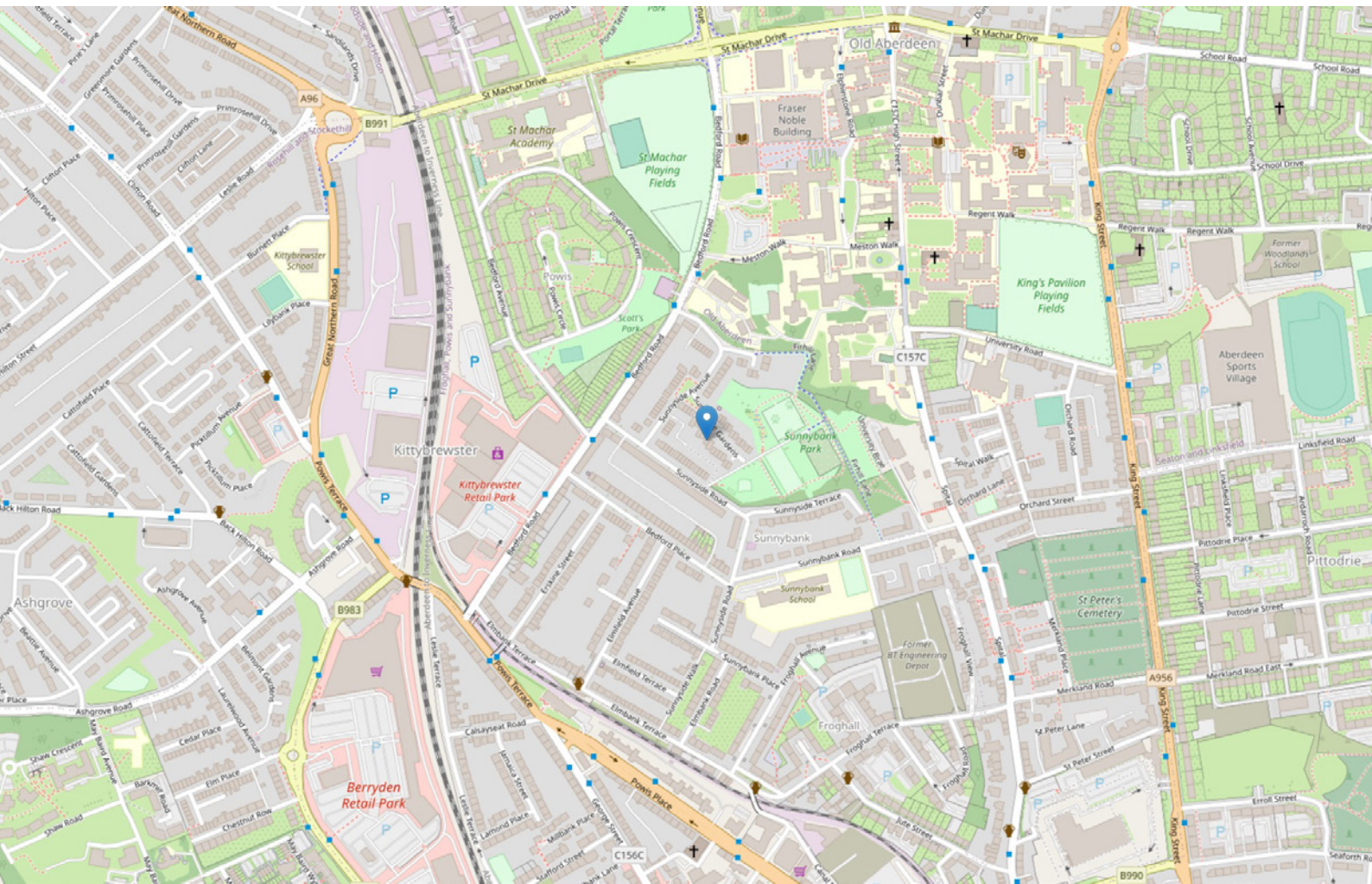


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.90m (12'10")
Kitchen/Diner	6.00m (19'8") x 3.90m (12'10")
WC	2.70m (8'10") x 0.90m (2'11")
Bedroom 1	3.80m (12'6") x 3.40m (11'2")

Bedroom 2	3.70m (12'2") x 3.40m (11'2")
Bedroom 3	2.90m (9'6") x 2.20m (7'3")
Bathroom	3.00m (9'10") x 1.60m (5'3")

Gross internal floor area (m²): 94m²
EPC Rating: D



THE LOCATION

18 Sunnyside Gardens is situated in a very popular residential area only a short, 6- minute walk to Aberdeen University Campus in Aberdeen's historic Old Town. Arterial routes and regular bus services make other parts of the city easily accessible. The area is well-served by excellent schools and specialist and convenience shops. Nearby, two large retail parks at Kittybrewster and Berryden offer a gym, a Sainsbury's supermarket, and further quality retail and designer units.





The property is just a short distance from the heart of Aberdeen city centre, where you can find all the amenities of modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and other recreational and sports facilities.

The local area is well served by public transport facilities, with the city offering excellent bus and rail service, and with national and international flights provided from Aberdeen International Airport. The main East Coast rail network operates throughout Aberdeen, providing links to the central belt and beyond.



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