

42 Sycamore Place

ABERDEEN, AB11 7SZ



Popular Ferryhill area, spacious three-bedroom end terrace dwelling in a desirable cul-de-sac location



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer for sale this spacious three-bedroom end terrace home in a block of three, situated in a cul-de-sac location in the popular Ferryhill area. The light and airy accommodation spans two floors and provides versatile family living. Viewing is highly recommended to fully appreciate the location and potential that this spacious family home can offer.

THE LOUNGE



The property comprises an entrance hall, providing access to all accommodation. The spacious lounge has a bay window that overlooks the front of the property and floods this room with natural light, with a centrally located original working fireplace. The galley-style kitchen features a range of wall and base-mounted units, with contrasting worktops, and a mixture of white goods and integrated appliances.

THE KITCHEN



BEDROOM 3



The former dining room has been converted to a third bedroom with an ensuite wet room, and is currently being used as a home office.





A carpeted staircase leads to the first-floor accommodation, where there are two large double bedrooms, both of which are large enough to accommodate a choice of free-standing bedroom furniture. The front-facing bedroom, which is the larger of the two, also has its own built-in cupboard. A three-piece family bathroom completes the accommodation. There are also further storage cupboards throughout the property, including a large loft.

THE BATHROOM



BEDROOM 1



BEDROOM 2

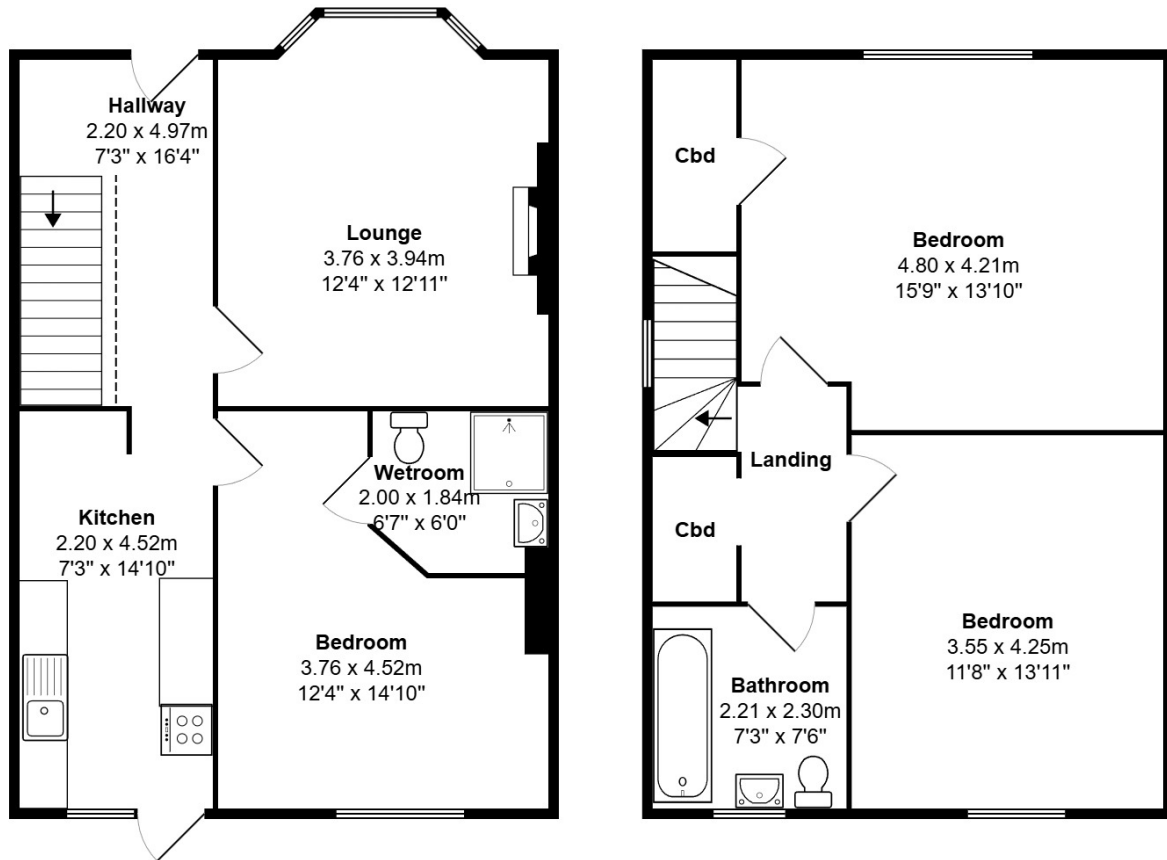


Free on-street parking is available immediately at the front of the property with a gated shared driveway with one owner leading to the garage and workshop. The garage and workshop have been fully insulated and soundproofed, with power and light to work with industrial-sized tools, lathes, power drills, etc, with the minimum noise. The front garden is bordered by a mature hedge and is laid to lawn, with raised borders containing mature shrubs, plants and seasonal flowers. Access to the rear garden is either from the shared driveway or the kitchen. The spacious rear garden is laid mostly to decorative stone chip with a small decked area in front of the workshop. This secluded area enjoys a sunny aspect and is an ideal location for some alfresco dining and entertaining.

EXTERNALS



FLOOR PLAN & DIMENSIONS

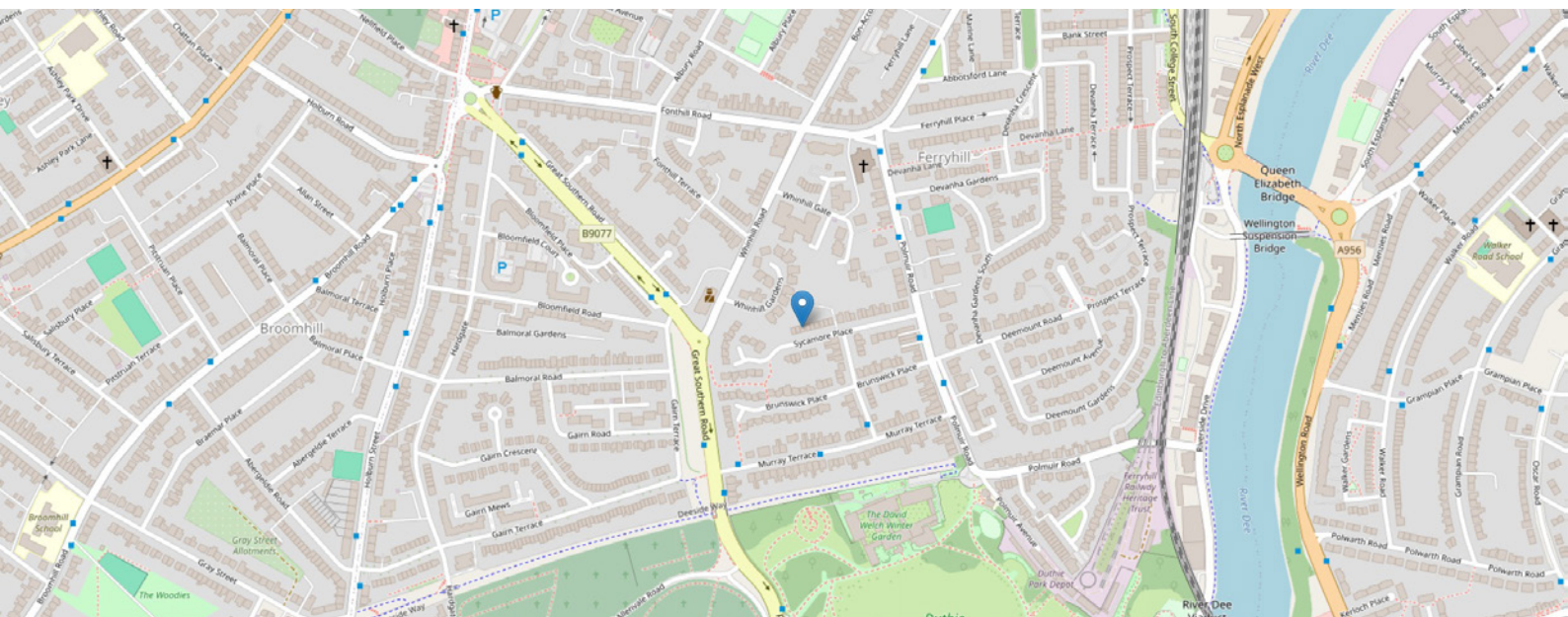


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 96m² | EPC Rating: D

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale; other soft furnishings and electrical items are by separate negotiation.

Services: Mains electricity, mains drains, mains water and electric heating system.



THE LOCATION

42 Sycamore Place, Ferryhill, is situated on the south side of Aberdeen in a popular location minutes from Aberdeen city centre, the main arterial routes are close by, giving easy access to the industrial estates at Altens, Cove and Badentoy. The property is just a short walk from the renowned Duthie Park, set in 44 acres, with a particular highlight being the Winter Gardens and Tropical Houses and the Deeside Railway and riverside walks.





Aberdeen city centre provides all the amenities one would expect from modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities. The property is well served by local shops and public transport facilities.

The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen, providing a link to the central belt, the south and west to the city of Inverness.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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