

10 Cummings Park Circle

ABERDEEN, ABERDEENSHIRE, AB16 7AD



Semi-detached, spacious three-bedroom walk-in condition with off-street parking and a decent-sized garden



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McEwan Fraser Legal are delighted to offer for sale this spacious three-bedroom semi-detached dwelling house situated within a well-established area of the city. The property is in walk-in condition and offers spacious family accommodation over two floors. The property further benefits from full double glazing and gas central heating.

THE LOUNGE



Accommodation comprises an entrance vestibule; a hallway leading to all accommodation, a front-facing lounge with a picture window and a feature fireplace; a dining kitchen features a range of wall and base-mounted units, with contrasting worktops, with a mixture of white goods and integrated appliances, with access to the rear garden. There is also a three-piece family bathroom.

THE KITCHEN



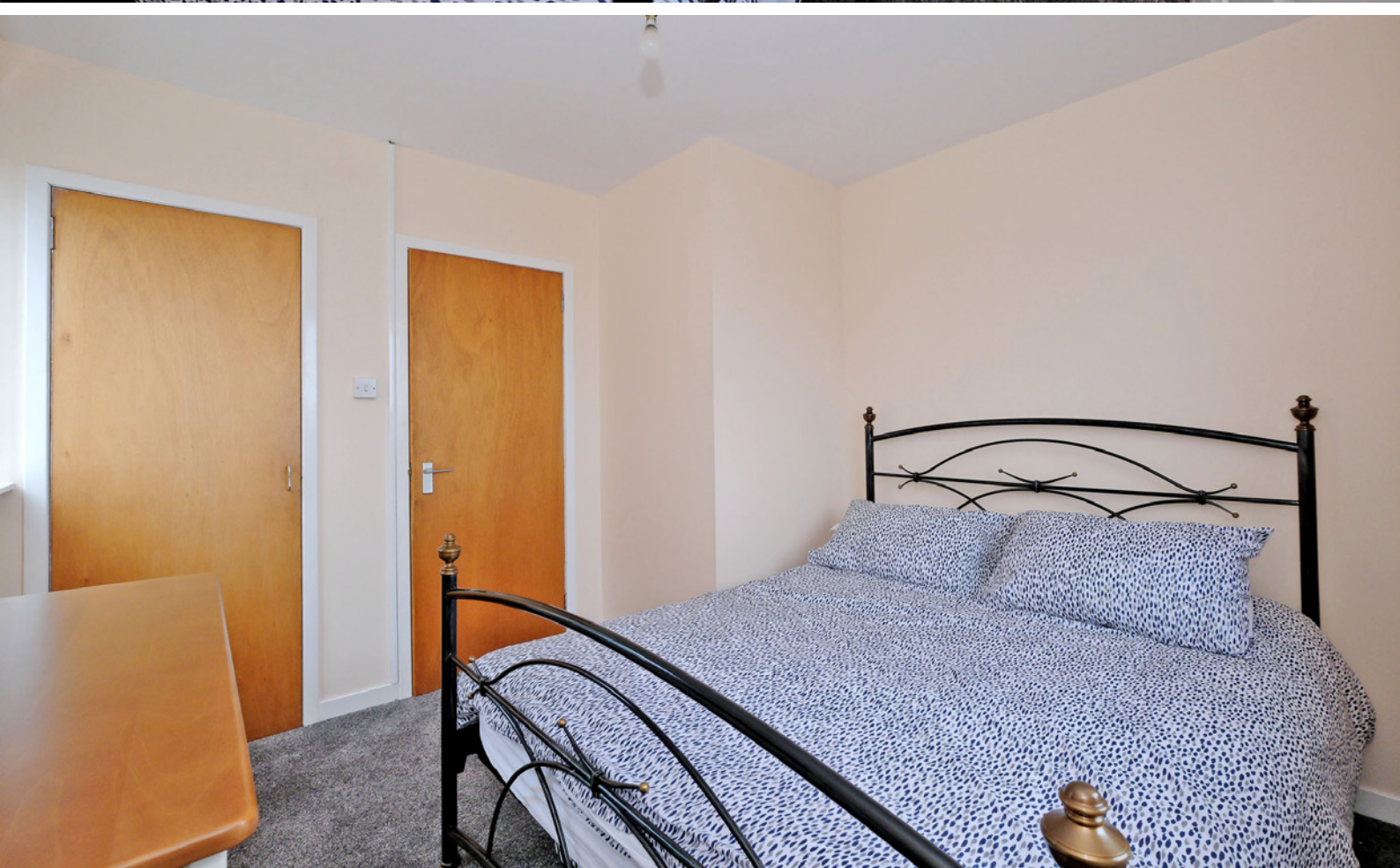
THE BATHROOM



A carpeted staircase leads to the first-floor accommodation, where there are three large double bedrooms, all 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 two built-in cupboards, with the rear garden having fitted wardrobes. There are also further storage cupboards throughout the property, including a large loft.



BEDROOM 1



BEDROOM 2



BEDROOM 3

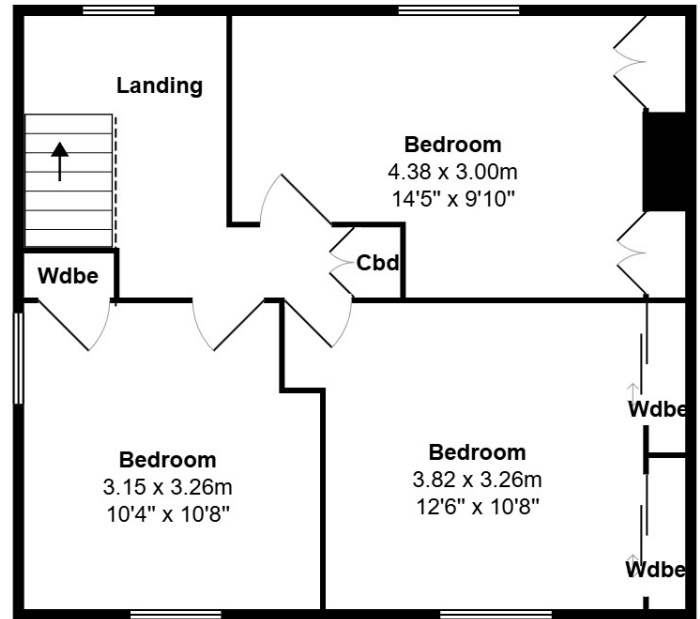
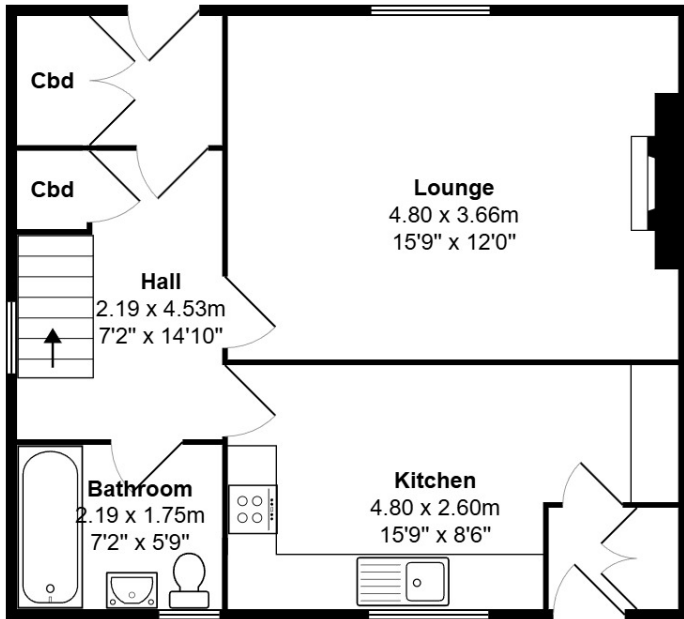


The front garden has been laid with decorative stone chip and provides off-street parking for multiple vehicles. The front garden is bordered by a mature hedge on two sides. Access to the rear garden is either from the driveway or the kitchen. The spacious rear garden is laid mostly to lawn and is bordered by either a high perimeter fence or large hedge, gated and provides a secure environment for children and pets. The three garden sheds are available for separate negotiation.

EXTERNALS



FLOOR PLAN & DIMENSIONS

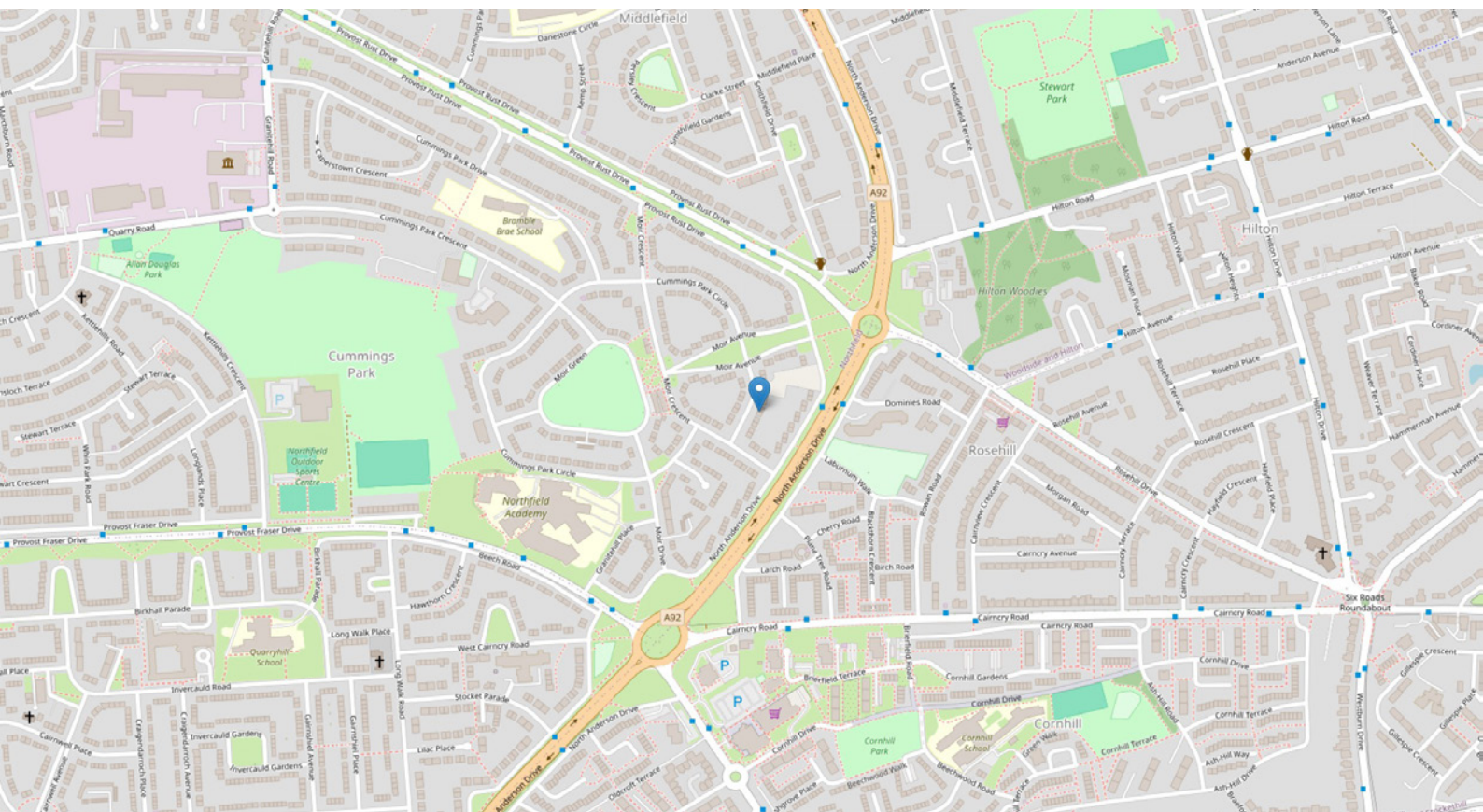


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 87m² | 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

10 Cummings Park Circle is situated in a popular, established residential area to the North West of the City Centre within easy reach of amenities and public transport. The location is ideal for Foresterhill Hospital, the main arterial routes are close by, allowing easy access to the industrial estates north and south of the city and especially Dyce and Bridge of Don. Pre-school and primary schooling are a very short walk, with secondary schooling close by.





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.



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