



96 Girdleness Road, Aberdeen

Aberdeen

In Excess of £155,000



# 96 Girdleness Road

Aberdeen, Aberdeen

IMMACULATE TWO BEDROOMED HOME ON ENVIABLE CORNER PLOT. SUPERB FIRST TIME BUY.

Council Tax band: TBD

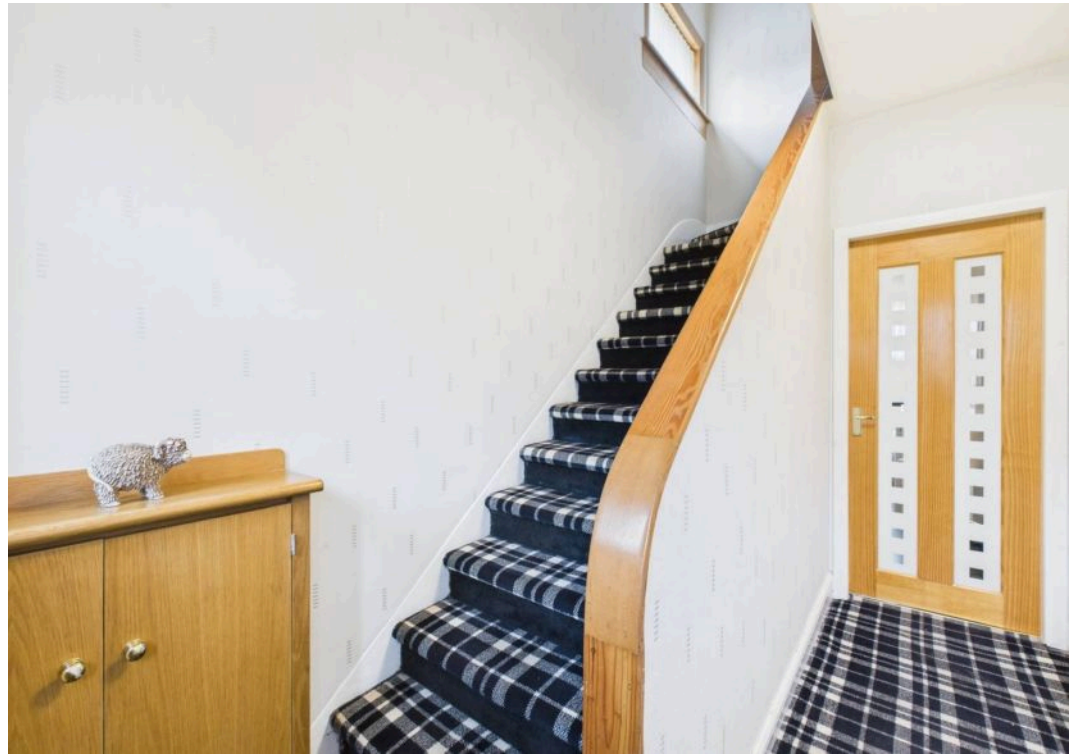
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











### Entrance Hallway

10' 8" x 6' 6" (3.24m x 1.99m)

A bright and welcoming entrance with attractive oak glazed doors, fully carpeted stair with curved wooden balustrade leading to the upper accommodation. The fresh decor is complimented with the striking check carpet and the fitted cabinet houses the electrics.

### Lounge/Dining Room

28' 5" x 12' 0" (8.66m x 3.67m)

A spacious open plan reception area which runs the full length of the property, attractive large bay window to the front in the dining room section and a picture window overlooking the rear garden from the lounge. This very bright room has ample space for soft seating and a good sized table and chairs perfect for entertaining family and friends. For the colder months there is an inset electric log effect fire with slate hearth adding that cosy feel. Finished in modern grey tones and fully carpeted to compliment.

### Kitchen

15' 2" x 7' 8" (4.63m x 2.34m)

Making clever use of the space and fitted with white wall and base units with a dark granite style work surface, circular stainless steel sink and drainer. Integrated appliances include a fan oven, induction hob and a stainless steel and glass chimney style extraction hood. There is space for a free standing fridge/freezer, washing machine and tumble dryer and the good sized fitted cupboard is perfect for storing domestic appliances and addition products. It is all finished with aqua panel splash backs and a tile effect vinyl floor covering.

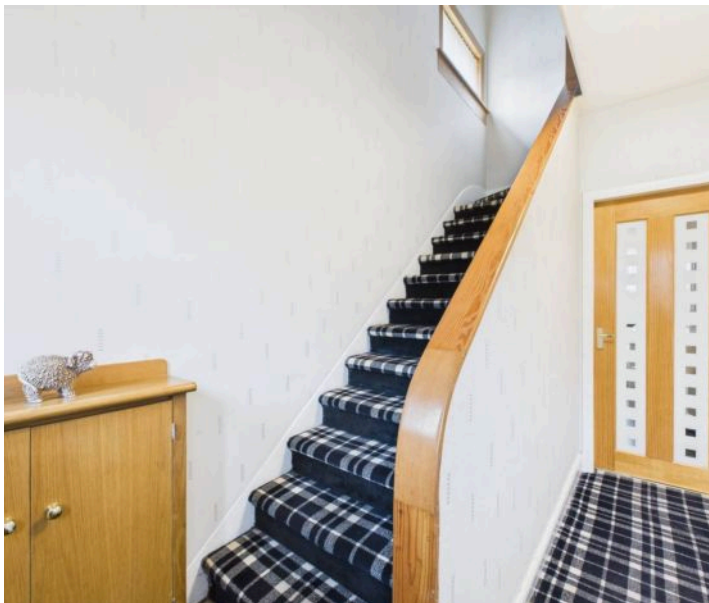
### Landing

3' 11" x 3' 6" (1.19m x 1.06m)

A small landing which gives access to the two double bedrooms and the shower room, there is a window at the top of the staircase allowing the daylight to stream in, fully carpeted and loft access that includes a Ramsay ladder and is fully floored..

### Bedroom 1

11' 11" x 11' 7" (3.64m x 3.53m)





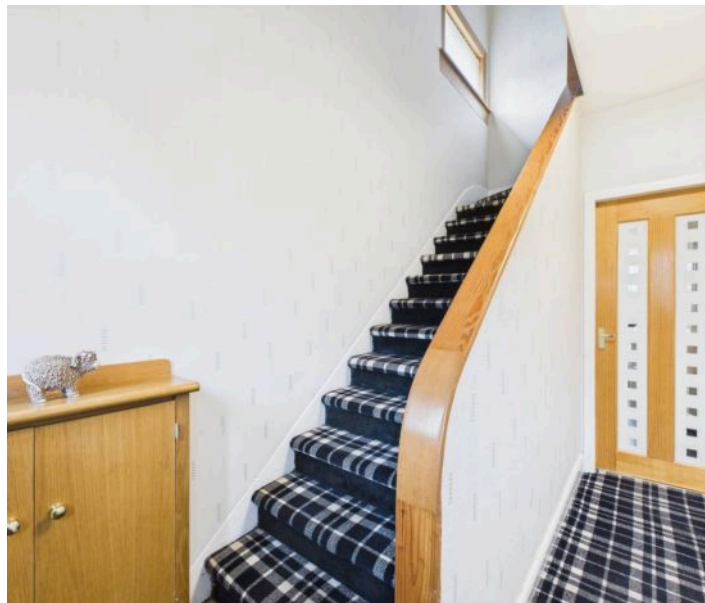
## GARDEN

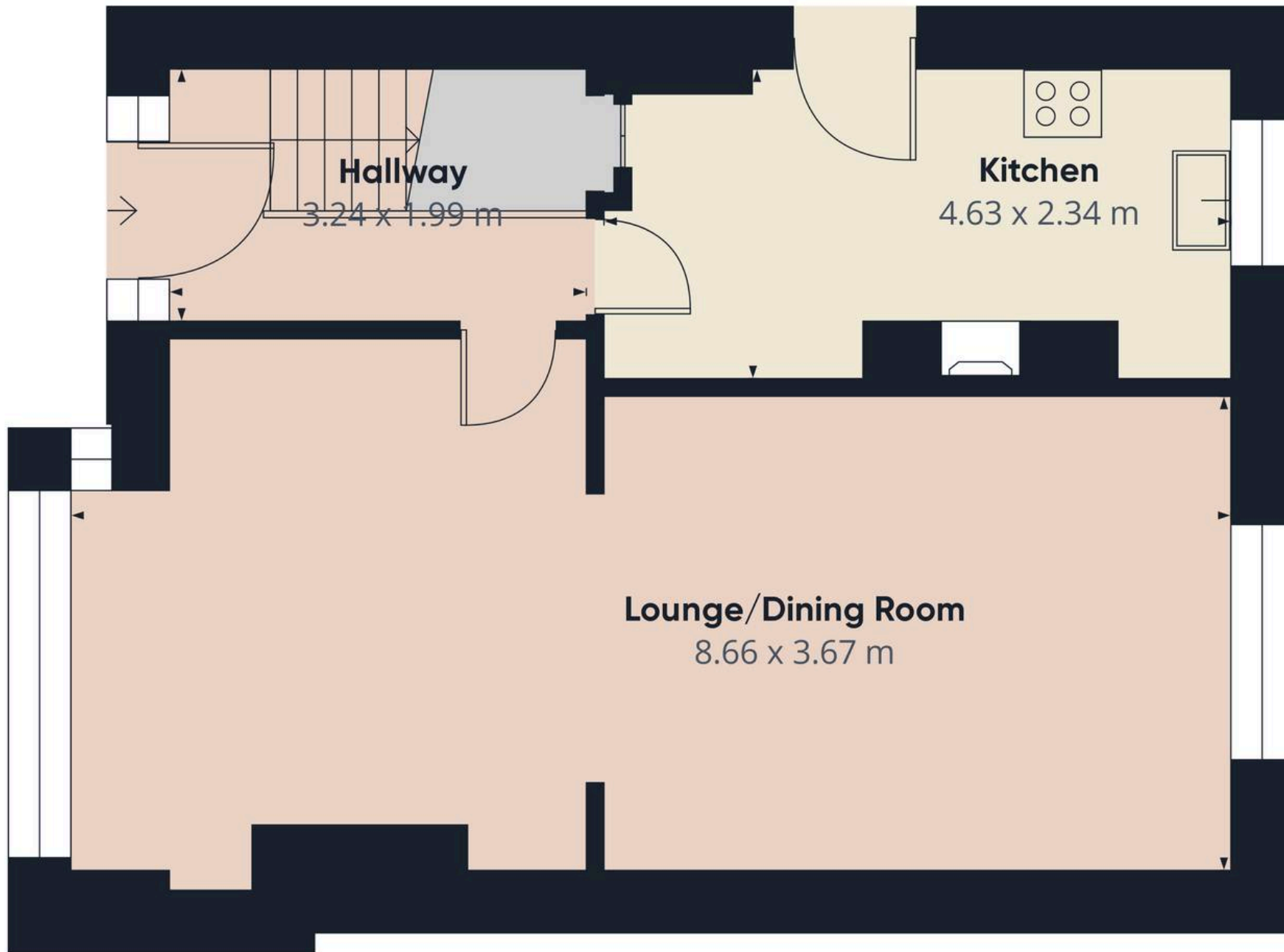
An easily maintained and fully enclosed private garden with flower beds, slabbed areas and stone chippings. There is also designated of mature lawn to the rear of the next door property that is perfect for drying laundry.

## GARAGE

Double Garage

Accessed via wrought iron gates is a tarmac driveway with a handy car port.





**Approximate total area<sup>(1)</sup>**  
48.16 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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