

Fairley Road, Kingswells, AB15 8PZ
Offers In The Region Of £215,000
Council Tax Band: F



BELOW VALUATION!!
FIVE BEDROOM SEMI DETACHED HOUSE WITH THREE BATHROOMS REQUIRING FULLRENOVATION FOR SALE!!

This 5 bedroom semi-detached dwelling house requires full renovation and is a rare opportunity for a family to renovate or an investor. The property is located in the quiet area of Kingswells.

The accommodation comprises of a conservatory, spacious Lounge; kitchen, two bedrooms, one bathroom and utility room on the ground floor level. Gas central heating and Double glazing.

On the first floor, the master bedroom has en-suite bathroom, there are two further bedrooms and a second bathroom.

Externally, the property has its own driveway for parking several cars. The enclosed rear garden is mainly laid to lawn and forms an ideal and safe playing area for children.

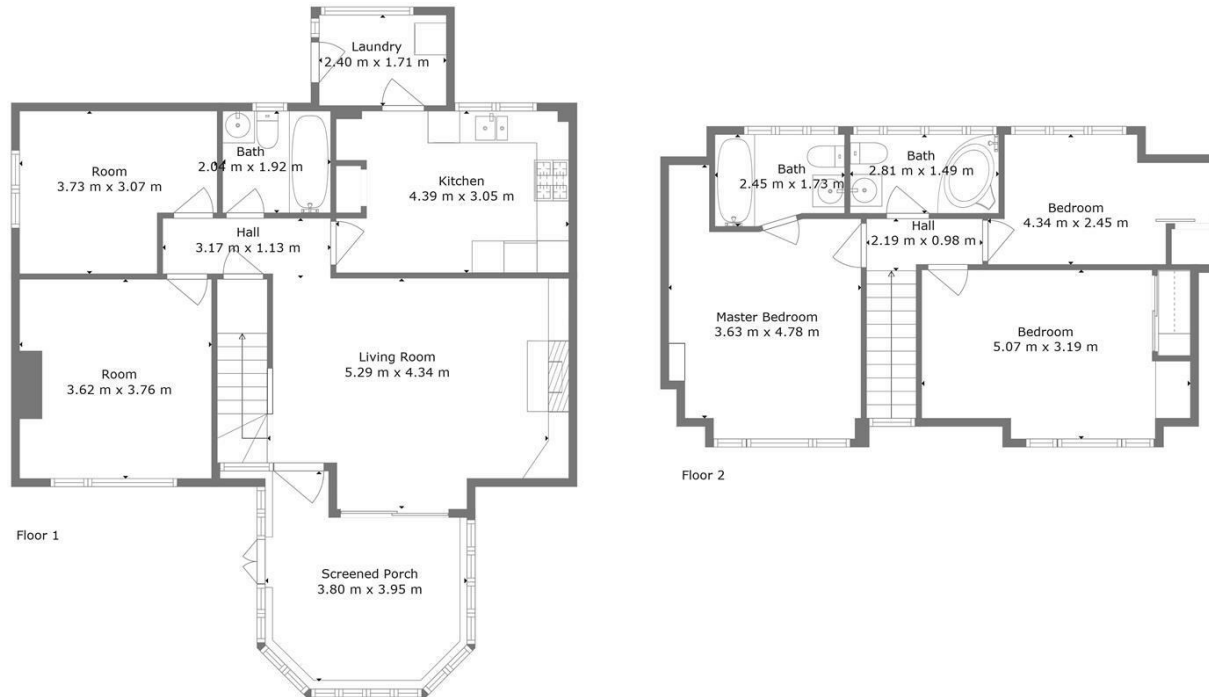
All white goods are included in the sale. While the Sellers believe them to be in reasonable working order, their condition is not warranted and will not be warranted in any sale and purchase contract to follow

Kingswells is a popular and established residential suburb on the western end of Aberdeen. Linked by dual carriageway to Aberdeen City, Kingswells is easily accessible by car, while there is also a regular bus service into the city centre, in addition to the popular park and ride service.

There is a wide range of local amenities available including modern community centre, medical centre, church, post office, chemist, local shops, nursery and primary school while secondary education is catered for at Westhill and Bucksburn Academies. Nearby Westhill also provides a wider range of larger shopping outlets, including Tesco, Costco and Marks and Spencer. Further leisure facilities, including a gym and swimming pool are available at the superb Village Urban Resort, which is located to the rear of the Prime Four development and park and ride. Lovely walks can be enjoyed within the surrounding countryside.



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



TOTAL: 130 m²
 FLOOR 1: 77 m², FLOOR 2: 53 m²
 EXCLUDED AREAS: SCREENED PORCH: 13 m², LOW CEILING: 1 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

