



18 Derbeth Crescent, Aberdeen

Offers over £83,000



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Freehold | EPC rating: D

- Bright lounge with dual aspect windows
- Close to local amenities
- Driveway

- Two double bedrooms with storage
- Front and rear gardens
- Ideal first time buyer purchase

Description

NOTE HOME REPORT - The home report is available to view on the Northwood website portal (northwooduk.com/aberdeen)- within the listing and select "View home report".

Northwood are delighted to offer this two bedroom semi detached property, with off street parking and enclosed rear garden in Mastrick. The property requires a degree of modernisation and would be an ideal project for first time buyers or investors as has great potential as a rental property being located in popular area.

This spacious home spans two floors, measures 67 sqm and comprises; entrance hall with understairs storage, bright and spacious lounge with dual aspect windows allowing the light to flood the space, spacious kitchen and access to the rear garden. The first floor comprises bathroom with shower over bath and two double bedrooms with built in storage. There is also a partially floored loft space allowing for additional storage. The property has gas central heating and double glazing throughout.

To the front of the property there a mature front garden, to the side a driveway for two cars. The rear garden is fully enclosed, bordered by fences, a garden shed providing external storage and cellar.

Located in Mastrick, this property is ideally located with plenty local amenities such as small convenience stores, Sheddocksley Sports Centre, Mastrick Community Centre and a large Tesco supermarket on the Lang Stracht. For those commuting around Aberdeen, the AWPR is just a few miles away and the property is also served well with local bus routes to the City Centre. Both primary and secondary schools are available in the local area making this a great family home.

Viewings are highly recommended to appreciate this spacious property in a great location. Please contact Northwood Aberdeen to arrange a viewing.

Photographs



Rooms

Hall

White UPVC door. White walls with grey carpet. Small cupboard which houses the electric meter and the fuse panel. Cupboard under stairs. Pendant light fitting. Wall mounted radiator. Heating controls. Smoke alarm. Grey carpeted staircase leads you to the upper accommodation with small window overlooking the side of the property

Lounge

Bright spacious room with large windows facing the front and rear of the property. Feature stone fireplace. Wall mounted radiators. Spotlight fittings and smoke alarm.

6.5m x 3m (21'4" x 9'10")

Kitchen

White walls with beige vinyl tiled flooring. Window overlooking the rear garden. A range of white cream base and wall units with light wooden effect worktop. Tiled splashback. Stain less steel sink and drainer which chrome taps. Smoke alarm. Strip light. Door allowing access to external gardens.

3.2m x 2.1m (10'6" x 6'11")

Upper landing

Small window overlooking the side of the property. Loft hatch. Smoke alarm. Pendant light fitting.

Bedroom 1

Spacious room with white walls. Window overlooking front of the property. Cupboard with shelves. Wall mounted radiator. Spotlight fitting

4.6m x 2.9m (15'1" x 9'6")

Bedroom 2

Bright room with two windows overlooking the rear garden. White walls with grey carpet. Wall mounted radiator. Pendant light fitting.

3.5m x 2.9m (11'6" x 9'6")

Bathroom

Neutral walls with grey vinyl flooring. Frosted window. White WC, sink with chrome hardware. White bath with electric shower with white aqua panelling surround. Pendant light fitting.

2m x 1.6m (6'7" x 5'2")

External

Fully enclosed garden to the rear mainly laid to grass. Shed. Driveway with space for several vehicles. Street parking to front of property.

More photographs



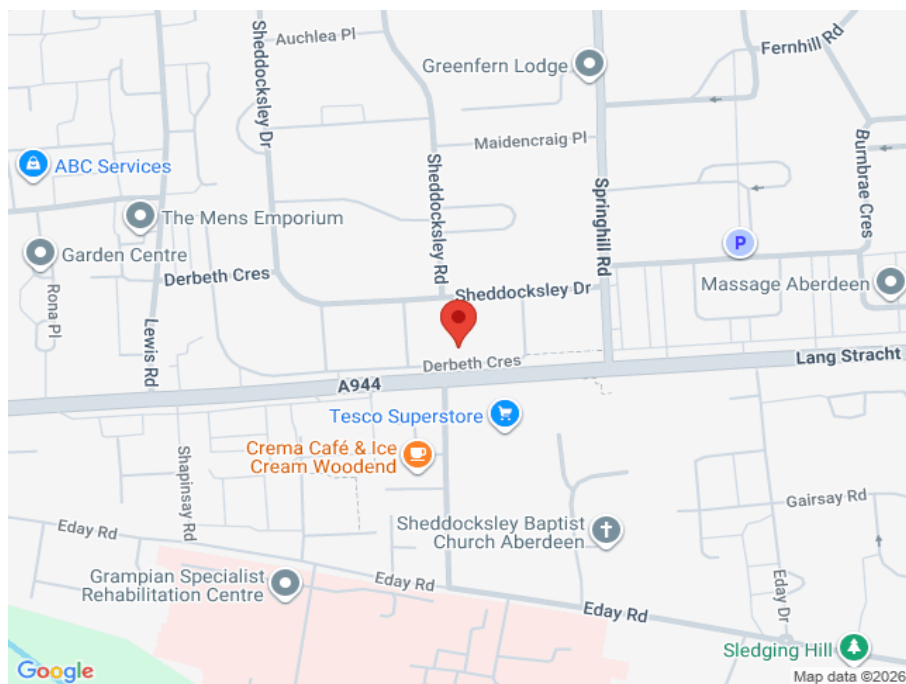
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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Map



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