

Garthdee Farm Gardens, Aberdeen, AB10 7GF

Offers Over £345,000

Council Tax Band: F



EXCELLENTLY PRESENTED FOUR BEDROOM DETACHED HOUSE WITH GARAGE FOR SALE.
BELOW VALUATION!!

We are delighted to offer for sale this stunning impressive, executive 4-bedroom detached dwelling house nestled within the prestigious development of executive homes at Den of Pitfodols. Finished to impeccable standards, the property is in a "ready to move into" condition and offers a bright airy living environment. Early viewing is highly recommended.

The accommodation comprises of a welcoming hallway which leads to a spacious Lounge; Cloakroom, beautifully appointed fitted Kitchen on open plan with the dining area and French doors leading to the garden, and Utility room on ground floor level.

On the first floor is the Master Bedroom with an En suite shower room, three further good sized Bedrooms and family Bathroom

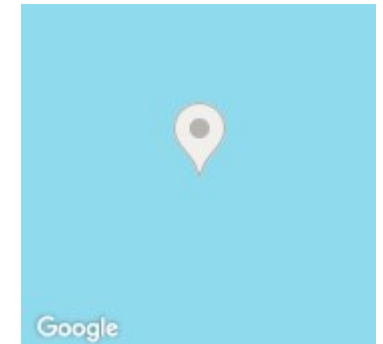
Externally, the property has a single garage as well as its own driveway with parking. The enclosed large rear garden is mainly laid to lawn and forms an ideal and safe playing area for children.

All furniture and 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.

Garthdee Farm Gardens is located within the renowned Den of Pitfodols development. The Robert Gordon's University and Gray's School of Art are a walking distance with nursery, primary and secondary education well catered for in the locality. The area offers excellent local amenities including recreational facilities at David Lloyd, Aberdeen Snowsports Centre and a wide range of shops at the Bridge of Dee Retail Park including Asda and Sainsbury's superstores. Ideally situated within short distance of Norwood Hall Hotel, The Marcliffe at Pitfodols it also benefits from nearby Cults with its local shops, cafes and Cults Hotel. It's well positioned for easy access in and around the city with excellent public transport facilities



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	