



30 Tollohill Place, Kincorth, Aberdeen

Offers over £118,000



 2  1  1

Freehold | EPC rating: C

- Spacious terraced home
- Two double bedrooms with storage
- Close to local amenities
- Self contained enclosed rear garden
- Driveway for several vehicles
- Ten minutes commute to the City

Description

Northwood are delighted to present for sale this bright and spacious two-bedroom mid terraced house situated in a popular city location of Kincorth with easy access to the city centre and a good range of local amenities. This property is an ideal family home and is set over two floors with bright and airy spacious rooms throughout, kitchen and shower room, garden to the rear of the property and one to the front of the property, with driveway for two cars. This property would make a perfect home for professionals, small families or those looking to downsize.

The property measures 66 m² and is set on 2 floors with the ground floor comprising of a large, bright, spacious front and rear facing lounge with large wooden surround windows, light wooden flooring, and neutral tones throughout. The kitchen is bright and spacious with a breakfast bar with wooden worktops. The first floor has two large bright generous sized bedrooms with large windows, and the master bedroom has a wall-to-wall wardrobe with curtain. The family shower room has a white suite with shower cubicle, tiled surrounds, and vinyl flooring.

The property benefits from gas central heating and double glazing.

Kincorth is a well-established residential area with plenty of local amenities, community centre, doctor's surgery, swimming pool, pharmacy and grocery stores. There are also two Primary schools within walking distance, and the property is ideally located for travelling to both Alten's and Tullos Industrial Estates. There is also regular transport to and from the City Centre.

Viewings are highly recommended to appreciate this spacious home providing easy access to local amenities. Please contact Northwood Aberdeen to arrange a viewing.

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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Entrance Hall

White PVC door. Wooden flooring with white walls. Storage cupboard under stairs. Cupboard with fuse box and electric meter. Window overlooking the front of the property. Wall mounted radiator. Pendant light fitting.

Lounge

Bright spacious lounge with east facing bay window overlooking the front of the property. Cream walls with wooden flooring. Window overlooking the rear garden. Wall mounted radiator. Pendant light fittings.
5.9m x 3.2m (19'5" x 10'6")

Kitchen

White gloss units with natural wooden worktops. White tiled splashback. Stainless steel sink and drainer with chrome tap. Free standing washing machine, full size fridge/freezer and cooker with grill and oven. Wall mounted radiator. Spotlight fitting. Back door giving access to the enclosed back garden.
3.3m x 2.2m (10'10" x 7'2")

Upper Landing

White walls with white stairs leading to the upper landing which has wooden flooring.

Bedroom 1

Spacious bright double bedroom with two east facing windows overlooking the front of the property. White walls with wooden flooring. Wall to wall cupboard with hanging and shelves. Small cupboard which houses the boiler. Wall mounted radiator and pendant light fitting.
4.4m x 2.7m (14'5" x 8'11")

Bedroom 2

Double bedroom with north facing window overlooking the rear garden. White walls and wooden flooring. Double open wardrobe with hanging and shelves. Cupboard with shelves. Wall mounted radiator. Pendant light fitting.
3.4m x 3.1m (11'2" x 10'2")

Shower Room

White walls with feature wall. Wooden effect flooring. Large walk-in shower with mains shower. White tiled enclosure with clear and chrome doors. White WC and sink with chrome hardware set in vanity unit with storage. Frosted window looking over the rear of the property. Shaving point. Wall fixed long mirror. Wall mounted towel rail. Pendant light fitting.
2m x 1.7m (6'7" x 5'7")

External

To the front there is an easy maintained garden with driveway. To the rear the garden is mostly grass with decked patio area and shed.

Photographs



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

