

FOR SALE



Angusfield Avenue, Aberdeen

4 Bedrooms, 4 Bathroom, Detached House

Offers Over £520,000





- Property must be viewed
- Ideal Family Home
- Double Garage and Driveway
- Excellent transport links
- Local schools close by
- Local amenities nearby
- Garden

Situated within a highly sought-after residential area of Aberdeen, Amazing Angusfield Avenue 4 bedroom home presents an excellent opportunity to acquire a well-positioned home in a peaceful yet well-connected neighbourhood. This attractive property benefits from a desirable west-end location, known for its quiet streets, established community feel, and proximity to a wide range of local amenities. The property enjoys convenient access to the city centre, making it ideal for professionals and families alike. Excellent transport links are readily available, providing straightforward commuting options both within Aberdeen and to surrounding areas.

The area is particularly well regarded for its access to reputable schooling at both primary and secondary levels, further enhancing its appeal for families.

Residents benefit from a variety of nearby amenities including local shops, supermarkets, cafés, and leisure facilities. In addition, the property is within easy reach of a number of green spaces and recreational areas, perfect for outdoor activities, walking, and relaxation. The nearby Hazlehead area offers woodland walks, parkland, and golf courses, contributing to an excellent quality of life. The west end of Aberdeen is synonymous with desirable residential living, combining tranquillity with convenience. This property represents a fantastic opportunity to secure a home in one of the city's most established and popular locations, with strong appeal for a range of buyers. Early viewing is highly recommended to fully appreciate the location, surroundings, and potential this property has to offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM This spacious and well-proportioned living room offers a bright and welcoming environment, ideal for both relaxing and entertaining. A wide picture window floods the room with natural light while providing pleasant views of the outdoors, enhancing the sense of space and openness.

DINING ROOM A well-proportioned and versatile dining room, tastefully presented in neutral décor to create a bright and welcoming space ideal for both everyday family dining and entertaining.

SITTING ROOM A spacious and versatile sitting room, attractively presented in neutral décor to create a bright and inviting atmosphere. Featuring a large picture window, the room enjoys an abundance of natural light while offering an attractive focal point.

KITCHEN A bright and well-proportioned kitchen fitted with a good range of light wood-effect wall and base units complemented by contrasting work surfaces and matching splashback detailing. The room benefits from a large picture window, allowing for plenty of natural light.

UTILITY ROOM A highly practical and well-appointed utility room, thoughtfully designed to combine style and functionality. Featuring generous worktop space, a convenient sink area, and fitted base unit cupboards,



this room provides ample storage and preparation area.

MASTER BEDROOM A beautifully proportioned and light-filled master bedroom benefiting from dual aspect windows, allowing for an abundance of natural light throughout the day. Tastefully presented in neutral décor, the room offers a calm and versatile space ready to suit a range of interior styles.

BEDROOM TWO A well-proportioned double bedroom presented in neutral décor, creating a bright and versatile space ready for personalisation. The room offers ample floor area to accommodate a range of free-standing furniture.

BEDROOM THREE A well-proportioned double bedroom featuring a built-in wardrobe with wooden doors, providing practical storage while maintaining a clean and uncluttered feel. The room is decorated in neutral tones, creating a bright and inviting space ready for personalisation.

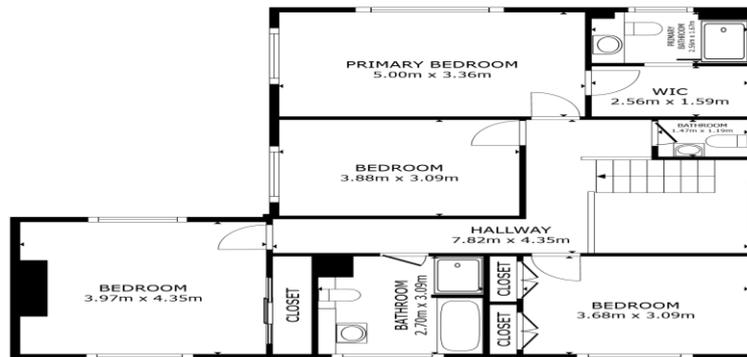
BATHROOM A stylish and well-appointed bathroom fitted with a modern suite, featuring a panelled bath alongside a separate enclosed shower with glass screening and chrome fittings. The space is finished with contemporary fittings, complemented by sleek cabinetry providing useful storage.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 120.1 m² FLOOR 2 102.4 m²
 TOTAL : 222.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 120.1 m² FLOOR 2 102.4 m²
 TOTAL : 222.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



01224 63 65 00
<http://www.martinco.com>

Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH
 T: 01224 63 65 00 • E: aberdeen@martinco.com
 Letting Agent Registration No. LARN1905074



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

