

175 Johnston Gardens North

PETERCULTER, ABERDEENSHIRE, AB14 0LD



*THREE-BEDROOM
SEMI-DETACHED PROPERTY*



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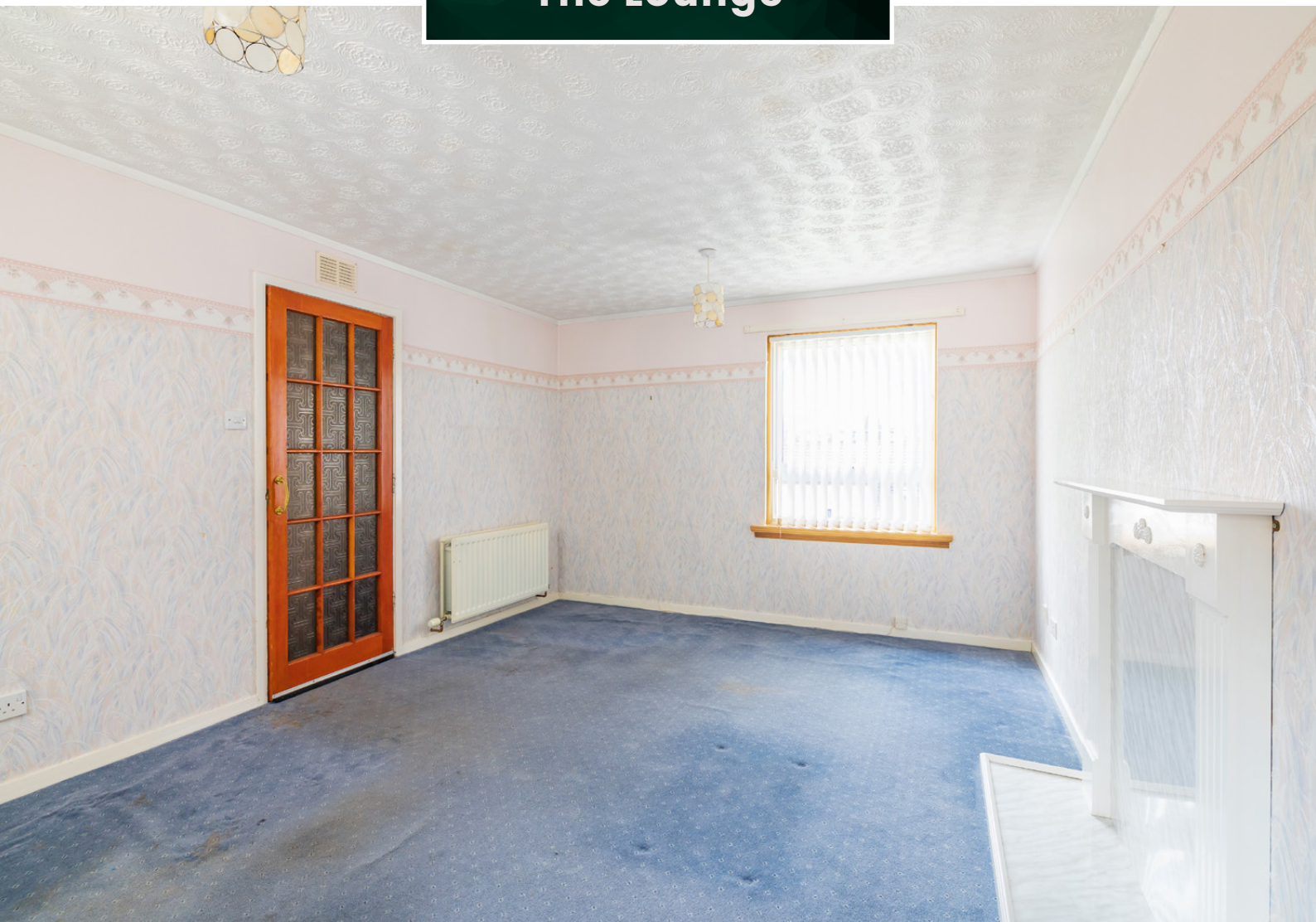
McEwan Fraser Legal is excited to present an opportunity to purchase a 3-bedroom semi-detached dwelling in the prestigious village of Peterculter. The property, No 175 Johnstone Gardens, is in a quiet residential area at the end of a cul-de-sac.

While the property requires renovation and modernization, this is reflected in the asking price. However, it holds significant potential and will be an excellent family home once the renovations are completed. The house boasts full UPVC windows, exterior doors, and gas central heating, adding to its appeal.

The internal living space is quite generous and comprises a front doorway leading to the hallway, providing access to all other areas of the house. The large lounge features dual-aspect windows overlooking the front and rear gardens. The kitchen is equipped with numerous base and wall-mounted units and a standalone ceramic hob and offers ample space for formal dining if desired. Additionally, there are four separate ample storage cupboards accessible from the hallway.



The Lounge





Kitchen/Diner



Ascending the stairs to the half landing, you'll find the front door, which allows access to the rear garden. Continuing up the carpeted staircase with a wooden handrail will lead you to the first-floor hallway, where you'll find three double bedrooms without built-in storage. Completing the accommodation is a partially tiled family bathroom featuring a shower over the bath.





Bedroom 2

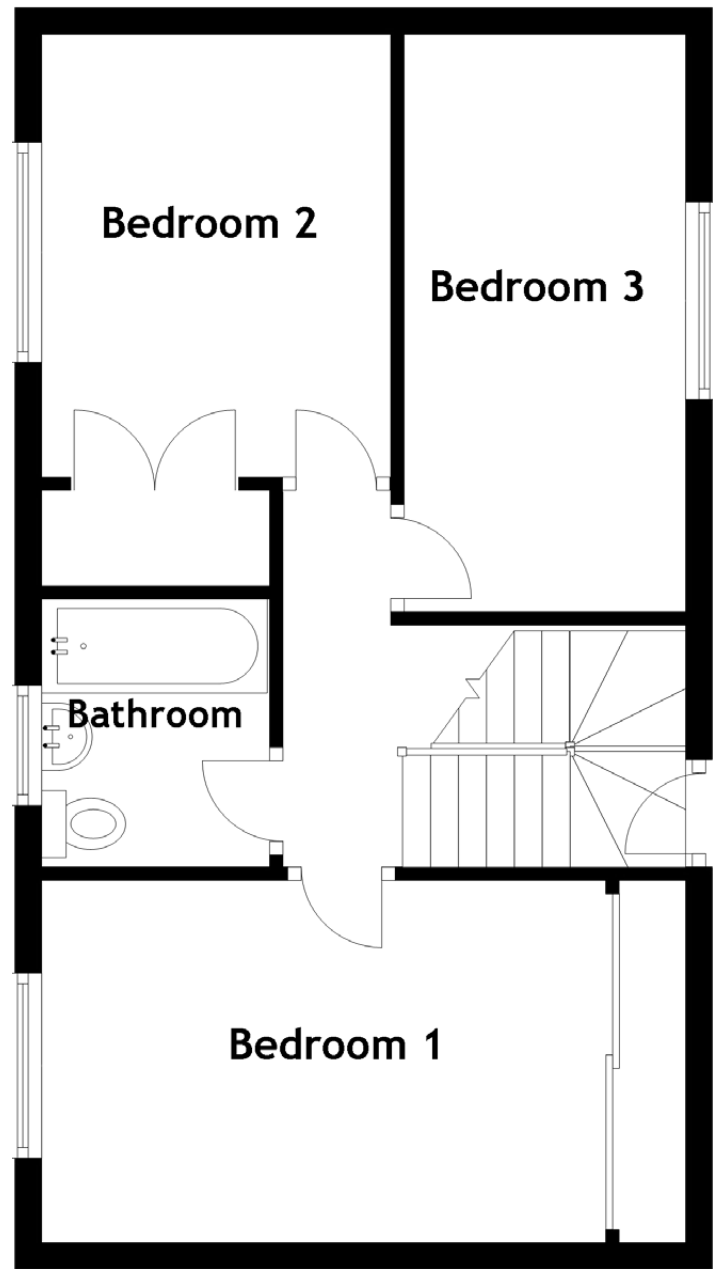
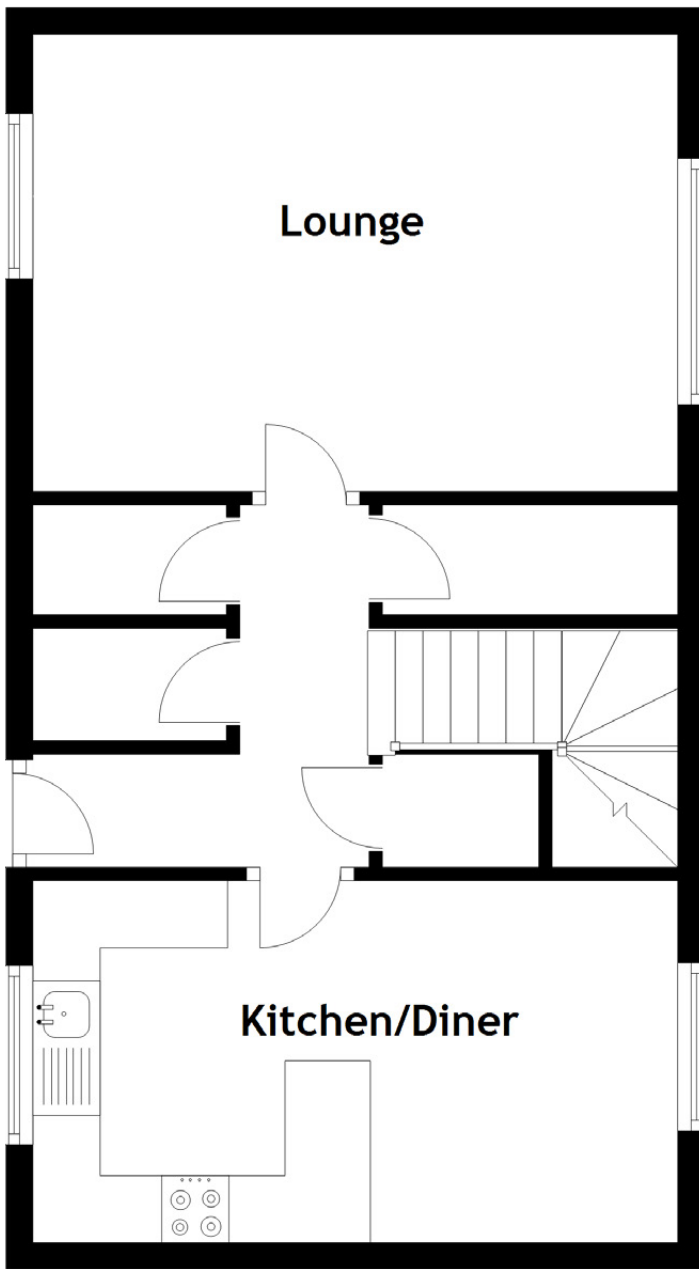




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen/Diner	4.80m (15'9") x 2.70m (8'10")
Bedroom 1	4.20m (13'9") x 2.70m (8'10")
Bedroom 2	3.30m (10'10") x 2.60m (8'6")
Bedroom 3	4.30m (14'1") x 2.10m (6'11")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 86m²

EPC Rating: D

The property offers on-street parking at the front. The rear garden is fenced on three sides and features stone slabs. Stairs lead up to road level, where further on-street parking is available. The property benefits from double glazing and gas central heating. Given its desirable location, it is worth arranging a viewing to appreciate its value and potential.



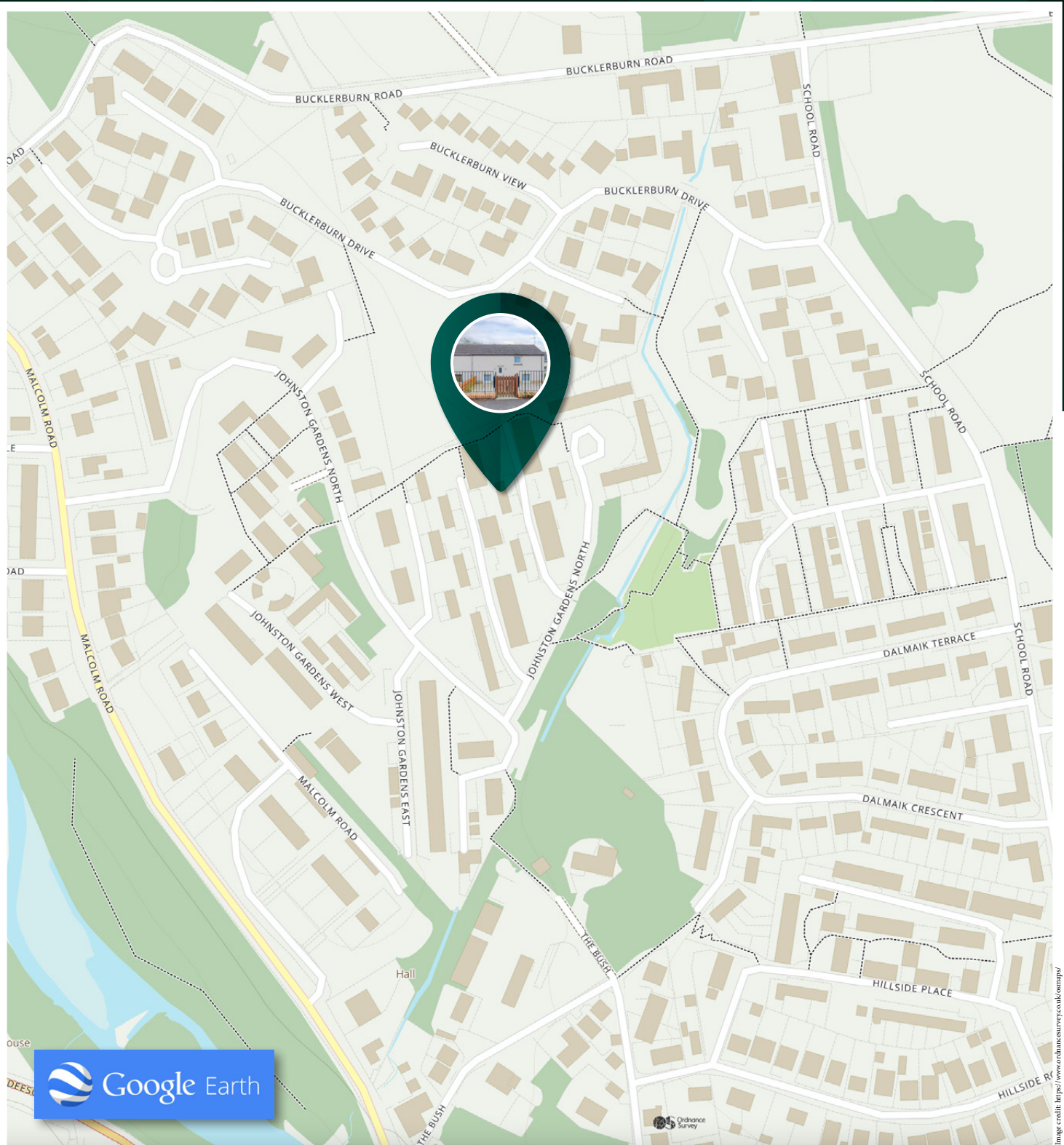


175 Johnstone Gardens North is located in the quiet village of Peterculter, which lies approximately 8 miles west of Aberdeen City Centre and is situated along the A93 North Deeside Road. The village offers a good range of local shops and amenities, including a GP surgery, library, restaurant and takeaway outlets, a community centre, and an 18-hole golf course. Education is catered for at the local primary school, with superb reputable secondary education provided at Milltimber and Cults, with further private schools available within Aberdeen City. Excellent and regular public transport links are available to and from the city, including the No 19, which travels past Aberdeen University.

The (AWPR) Aberdeen Western Peripheral Route is less than a few minutes from the property, making all industrial areas north and south of the city readily accessible, including Dyce International Airport.

A variety of sporting and leisure pursuits are on offer at nearby Deeside Golf Course and Kippie Sports and Country Club, which is within walking distance along with local shops, pubs and restaurants.

The Location



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THE SUNDAY TIMES
THE TIMES



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