

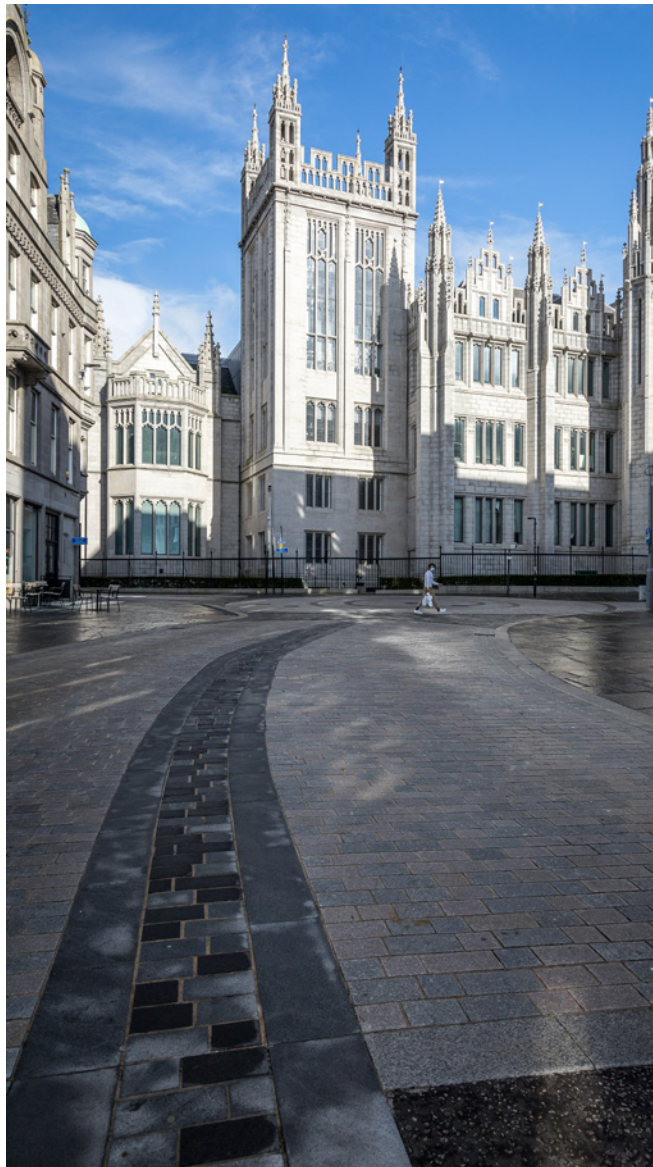


  
Solicitors & Estate Agents  
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124 Airyhall Drive

ABERDEEN, AB15 7QR





# The Location

ABERDEEN, AB15 7QR

Airyhall Drive is a very desirable and well established residential area of the west end of Aberdeen. The property is also ideally suited for the new AWPR (Aberdeen Western Peripheral Route) making easy commuting to both the north and the south of the city where many of the industries and office complexes at Dyce, Kingswells and Westhill are located.

Located in a fantastic catchment area for some exceptional and highly regarded primary and secondary schools, there are also several private schools in and around the city including Robert Gordon's College, St Margaret's School, Albyn School and the International School in Cults.

Locally there are good public transport facilities and a short drive or a 10 minute walk will take you to a number of local shops, including a supermarket and a highly regarded fishmonger. Other amenities including further shops, supermarkets, delicatessens, hotels, and restaurants are within easy reach. Local sporting and recreational attractions include fishing on the River Dee which is renowned for its trout and salmon. Mountain bike trails with hill and forest walk, with 18-hole golf courses at Deeside, Peterculter, and Hazlehead.

The city centre is approximately 3 miles to the east of the property providing all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach. The city offers excellent bus and rail service, with national and international flights from Dyce Airport, approximately 8 miles to the north.







# 124 Airyhall Drive

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124 Airyhall Drive is a two-bedroom semi-detached bungalow located at the West End of the city. The previous owners during their tenure have maintained this property to an exceptional standard; the property would benefit from some slight modernization with the potential to develop the property further (subject to the usual planning consents) which has been granted previously to neighbouring properties.

The property benefits from both gas central heating and double glazing, a must view to appreciate the location and potential and undoubtedly would suit the recently retired couple, a young family, or the professional couple.

The accommodation comprises an entrance vestibule leading to the hall. A well-proportioned lounge enhanced with a feature fireplace, a modern kitchen with a range of wall and base units along with freestanding appliances. The kitchen gives access to the garden. Two double bedrooms with a modern disabled wet/shower room complete the accommodation.

Externally there is a stone-paved driveway providing off-street parking. The driveway also leads to the adjacent single garage, fitted with power and light, where there is further off-street parking. The front garden is laid to decorative stone chip with a scattering of potted seasonal flowers. The substantial private rear garden is fenced on all sides and is awash with colour from a variety of mature shrubs, plants and trees.

Laid mostly to lawn with a large perimeter hedge giving that added privacy and shelter, a decked area from the kitchen is great for some al-fresco dining, entertaining and enjoying the sun. The garden is also a fantastic secure area for children and pets alike.

Substantial storage space is provided in the loft, which extends to the full footprint of the house.

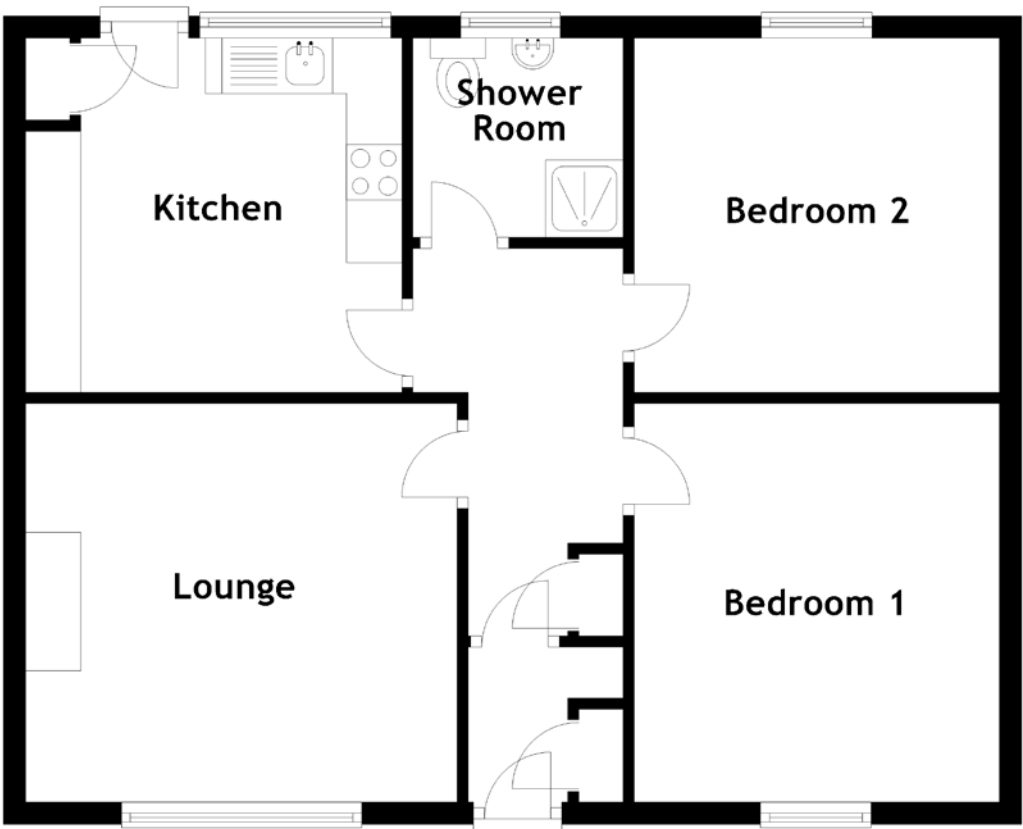




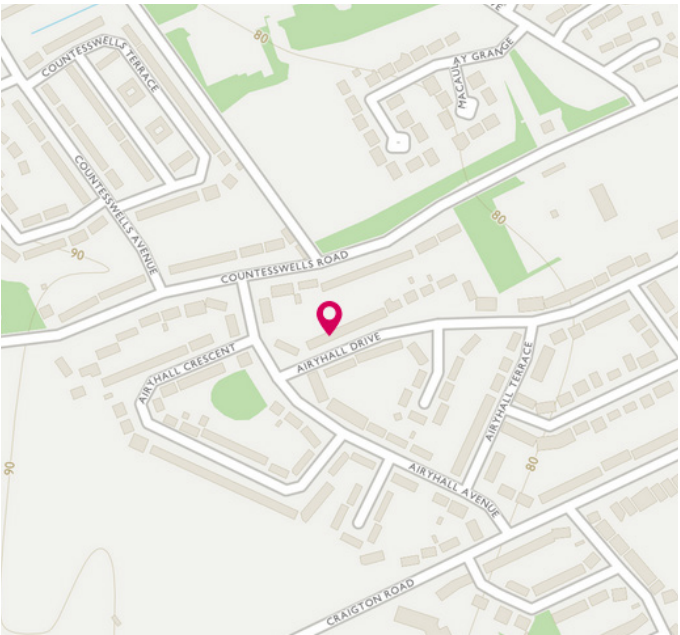


# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge	3.90m (12'10") x 3.60m (11'10")
Kitchen	3.40m (11'2") x 3.20m (10'6")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Shower Room	1.90m (6'3") x 1.80m (5'11")
Gross internal floor area (m²): 62m²	
EPC Rating: D	
Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings.	





# McEwan Fraser Legal

## Solicitors & Estate Agents

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