



12 Polo Park, Stoneywood, Aberdeen AB21 9JW  
£290,000 fixed price

## Property summary

We are delighted to offer for sale this well-presented **four bedroom detached dwelling house** with integral garage, situated in the Bancon Homes prestigious Hazel Grove Development at Stoneywood.

The property is well-presented throughout, is decorated in neutral tones, and boasts natural wood flooring throughout with exception of the Dining Kitchen/Family Area, Family Bathroom, En-Suite Shower Room and Cloakroom, which have natural stone flooring. The house is fully double glazed, has gas central heating and an integral garage with access from the Utility Room.

The accommodation on offer comprises on the ground floor, Hallway, Lounge, Dining Kitchen, with Family Area, and Utility Room which leads to the integral Single Garage. The upper floor accommodation comprises of a Master Bedroom with an En-Suite Shower Room, three Double Bedrooms, all with fitted wardrobes, and a Family Bathroom.

Externally, the front garden has been laid to lawn and there is a driveway providing off street parking which leads to the Single Garage. The rear garden is completely secluded, is laid wholly to lawn, has a rotary clothes dryer, patio area and greenhouse. The rear garden is accessed from the Utility room and Patio Doors in the Family Area.

**Location** The Hazel Grove Development is situated in the pleasant community of Stoneywood. It is a lovely development of family homes within a short distance of Dyce, where there are good education facilities, Dyce shopping centre, a library and swimming pool. Aberdeen City Centre is also easily accessible by road and via public transport. Aberdeen International Airport is a short distance away. The AWPR is close by giving easy access to North and South Aberdeenshire and beyond.

### (Other Information)

Included in the price are all flooring, curtains, blinds and light fitments and the integrated appliances as detailed.

Travelling from the main Aberdeen ring road, proceed along Auchmill Road onto Inverurie Road and follow the signposts for Dyce. On reaching Stoneywood Road, turn right into Stoneywood Terrace and Polo Park is the second entrance on the left. Number 12 is situated on the right-hand side.

## Full details

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 4

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**Bathrooms:** 2

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**Reception Rooms:** 2

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**Parking:** Driveway

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** F

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## (Ground Floor)

**Hallway:** Security door with frosted glass panel. Window with roller blind. Under stair storage cupboard with electric circuit breaker, which also houses the under-floor heating control for the Cloakroom. Natural wood flooring. Double radiator. Two central light fitments. One double power point. BT point. Smoke alarm. Door chime.

**Cloakroom:** White two-piece "Duravit" suite comprising WC and wash hand basin. Natural stone flooring with under floor heating. Single radiator. Central light fitment. Extractor fan.

**Lounge:** 5.97m x 3.25m (19'7" x 10'8") approx. A glass panelled door leads into the spacious Lounge with a window, with curtains and net screen, overlooking the front garden. Natural wood flooring. Two double radiators. Two central light fitments. Four double power points. TV point. BT point.

**Dining Kitchen:** 3.96m x 3.53m (13' x 11'7") approx. Fitted with an abundance of off-white wall and base units with contrasting wooden worktops, 1 ½ bowl stainless steel sink with single drainer and mixer tap. The integrated appliances comprise Neff fan assisted oven/grill, a Neff chimney style extractor hood and fridge freezer. Window, with roller blind, overlooking the rear garden. Large storage cupboard with shelving. Three double and one single power point in addition to those for appliances. Natural stone flooring. Two double radiators. Recessed spotlights.

**Family Area:** 3.30m x 2.79m (10'10" x 9'2") approx. This is on open plan with the Dining Kitchen. Patio doors, with curtains, lead out on a patio area in the rear garden. Breakfast bar. Central light fitment. Two double power points.

**Utility Room:** The Dining Kitchen gives access to the Utility Room. Stainless steel sink, drainer and mixer tap. Large storage cupboard with shelving. Natural wood flooring. Double radiator. Central light fitment. Two double power points in addition to those for appliances. Timer for gas central heating. Space for a washing machine and tumble dryer. Door leading to the rear garden. Door leading to the Single Garage.

## (Upper Floor)

**Upper Hallway:** A stairway with natural wood flooring and open balustrade gives access to the Upper Hallway, off which all bedroom's lead. Deep storage cupboard, with shelving, housing the hot water tank. Second large storage cupboard with shelving and light. Natural wood flooring. Double radiator. Two central light fitments. One double power point. Ceiling window. Access to loft.

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**Master Bedroom:** 4.42m x 3.25m (14'6" x 10'8") approx. This a spacious Master Bedroom fitted with wardrobe, with hanging rails and shelving, with sliding doors. Window, with curtains and net screen, overlooking the front garden. Natural wood flooring. Double radiator. Central light fitment. Three double power points.

**En-Suite Shower Room:** White two-piece "Duravit" suite comprising WC and wash hand basin. Tiled shower cubicle and power shower. Frosted glass window. Natural stone flooring. Single radiator. Central light fitment. Medicine cabinet. Extractor fan.

**Double Bedroom One:** 4.04m x 2.74m (13'3" x 9') approx. Also overlooking the front garden, this Double Bedroom also has fitted wardrobe, with hanging rails and shelving, with sliding doors. Natural wood flooring. Double radiator. Central light fitment. Three double power points.

**Double Bedroom Two:** 3.23m x 3.17m (10'7" x 10'5") approx. Window, with curtains, overlooking the rear garden. Fitted wardrobe, with hanging rails and shelving, with sliding doors. Storage cupboard with shelving. Natural wood flooring. Double radiator. Central light fitment. Two double power points.

**Double Bedroom Three:** 2.83m x 3.20m (10'6" x 9'3") approx. Window, with curtains, overlooking the rear garden. Fitted wardrobe, with hanging rails and shelving, with sliding doors. Natural wood flooring. Single radiator. Central light fitment. Three double power points.

**Family Bathroom:** White three-piece "Duravit" comprising of WC, wash hand basin and bath. Frosted glass window. Natural stone flooring. Heated towel rail. Central light fitment. Extractor fan.

#### **(Outside)**

**Single Garage:** Single car garage, integral to the house with access via the Utility Room. Wall mounted Vokera gas central heating combi boiler. Power and light.

Externally, the front garden has been laid to lawn and there is a driveway providing off street parking which leads to the Single Garage. The rear garden is completely secluded, is laid wholly to lawn, has a rotary clothes dryer, patio area and greenhouse. The rear garden is accessed from the Utility room and Patio Doors in the Family Area.

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**Outside Space:** Front Garden, Rear Garden

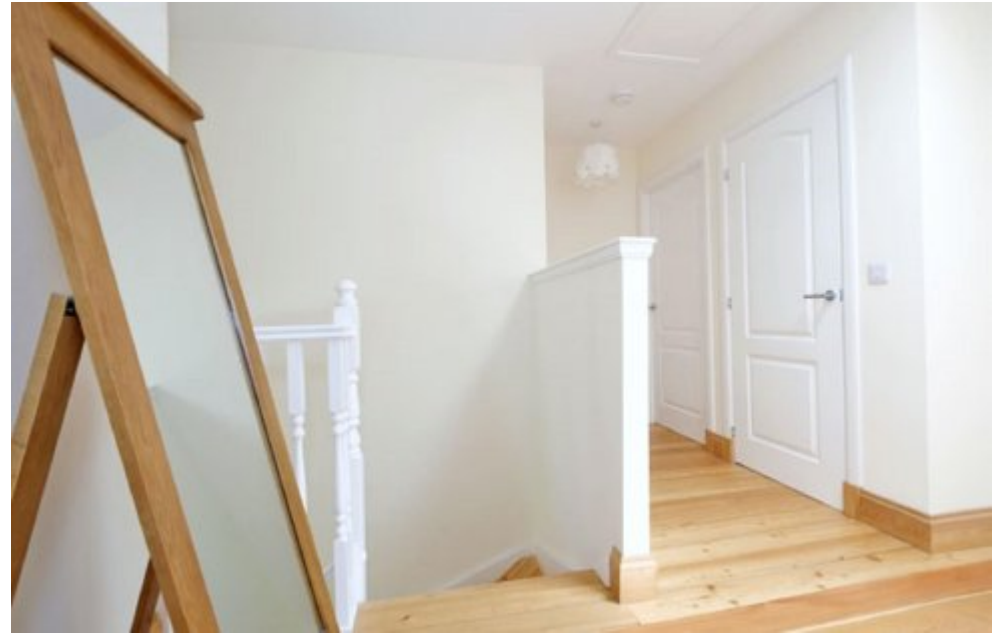
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