



**grantsmith**  
LAW PRACTICE

27 Countesswells Park Road, Aberdeen AB15 8FH  
£315,000 offers over

## Property summary

We are delighted to offer for sale this immaculate **four bedroom detached dwellinghouse** complete with single garage in the leafy area of Countesswells on the edge of Countesswells Woods, yet 15 minutes drive from the City Centre. The property benefits from gas fired central heating and double glazing throughout.

On entering the property the large Lounge with window overlooking the front garden floods the room with natural light. The fully fitted Dining Kitchen is sure to be the heart of the home with sleek, High Gloss units with integrated appliances including gas hob, single oven, fridge/freezer, dishwasher and microwave. There is ample space for a dining table and chairs and the room also has a large cupboard and access to the Utility Room with washing machine and tumble dryer (both to remain) and a handy Cloakroom. French doors in the Kitchen lead to the fully enclosed south-facing Rear Garden with decked area, area with bark chippings, an ideal play-area and lawn. A side access gate leads to the front of the property. Upstairs, the Master Bedroom with built-in wardrobe with mirrored sliding doors provides considerable hanging and storage space is complemented with a luxurious En-Suite Shower Room with double sized shower cubicle and 2 piece white suite , the Guest Bedroom also benefits from built-in wardrobes, an additional cupboard and its own En-Suite Shower Room. Two further Double Bedrooms both with windows overlooking the rear garden, one of which is currently used as a Home Office, and Family Bathroom with 3 piece white suite with overbath shower completes the accommodation in this ready-to-move into dwellinghouse. All room sizes are generous and the property benefits from extensive storage with fitted wardrobes the Master Bedroom and also in the Guest Bedroom and large cupboards in the Kitchen and Upper Hallway.

**Location** The property is situated just 4 miles west of Aberdeen City Centre. Countesswells offers excellent connectivity, with easy access to the AWPR, Kingswells, Westhill, and Aberdeen International Airport. The area is well-served by local amenities, including the newly built Countesswells Nursery and Primary School is within easy walking distance. A local Sainsbury and NHS Countesswells Health & Wellbeing Clinic is also within easy walking distance.

### (Other Information)

All curtains, blinds, light fittings and kitchen and utility room appliances (where listed) are included in the price. (please note the wall mounted televisions will be removed).

From the West End of Union Street, follow the road onto Holburn Street and take the first exit on the right into Union Grove. Follow this road for some distance and at the first roundabout take the 2nd exit onto Cromwell Road. At the next roundabout, take the 2nd exit onto Seafield Road and continue onto Countesswells Road. At the roundabout, take the first exit staying on Countesswells Road. At the T-junction, turn right onto Beech Tree Gardens, taking the second

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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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right onto Gairnhill. Passing Countesswells woods on your left hand side, turn right onto North Countesswells Road and right onto Countesswells Park Road. Number 27 is a short distance on the left hand side.

## Full details

### (Ground Floor)

Lounge: 5.23m x 3.53m (17'2" x 11'7") approx.

Dining Kitchen: 5.82m x 3.53m (19'1" x 11'7") approx.

Utility Room: 1.50m x 1.37m (4'11" x 4'6") approx.

Cloakroom: 1.47m x 2.01m (4'10" x 6'7") approx.

### (First Floor)

Master Bedroom: 4.32m x 3.53m (14'2" x 11'7") approx.

En-Suite Shower Room: 2.34m x 1.52m (7'8" x 5'0") approx.

Guest Bedroom: 3.45m x 2.62m (11'4" x 8'7") approx.

En-Suite Shower Room: 2.21m x 1.42m (7'3" x 4'8") approx.

Bedroom 3: 3.96m x 2.34m (13'0" x 7'8") approx.

Bedroom 4: 2.74m x 2.51m (9'0" x 8'3") approx.

Family Bathroom: 2.52m x 2.39m (8'3" x 7'10") approx.

### (Outside)

The front garden has a small area of garden with flower boxes, driveway for 2 cars, electric charging point and leads to the single garage which houses the central heating boiler.

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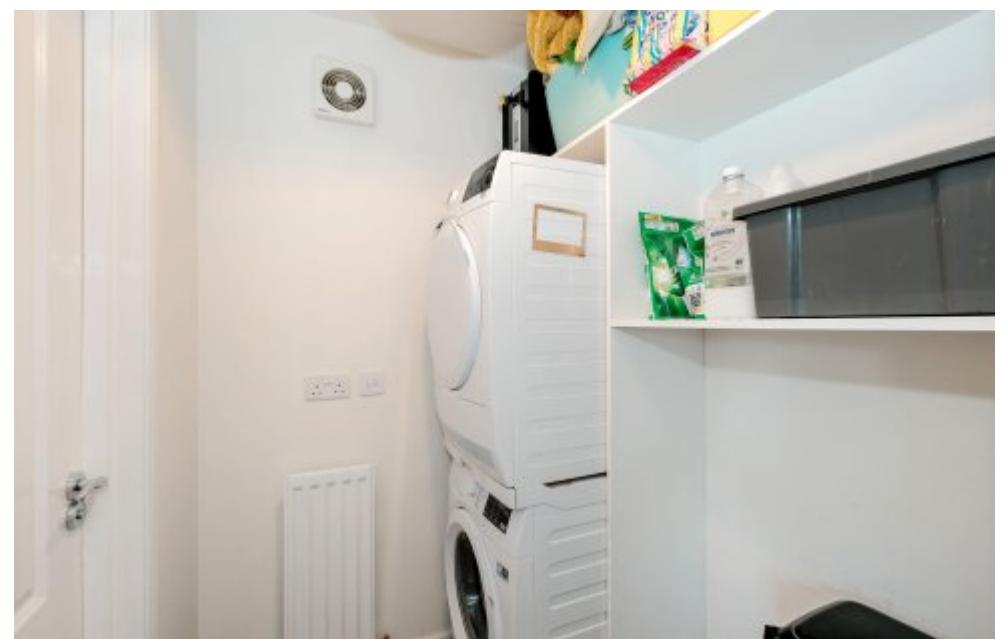
**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** F

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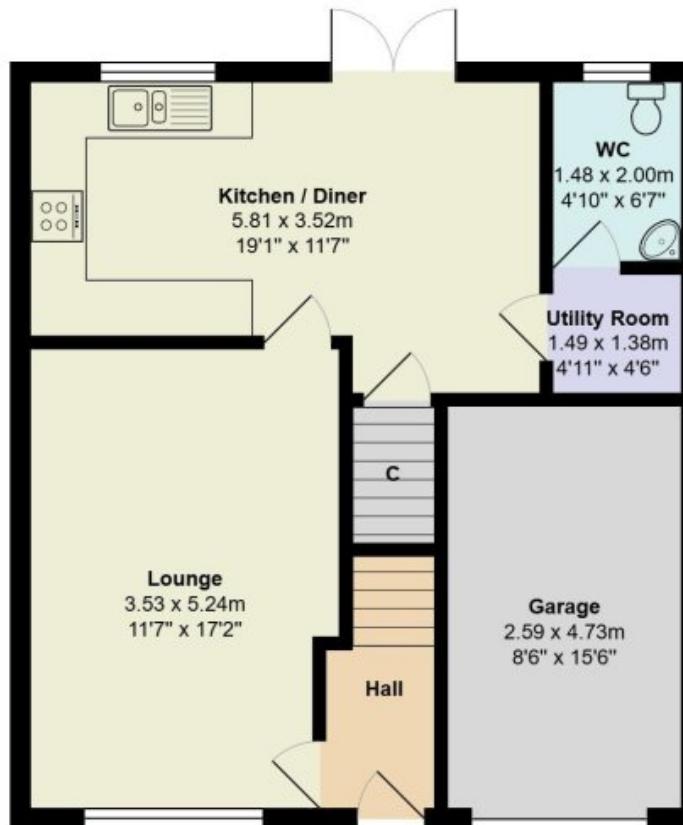


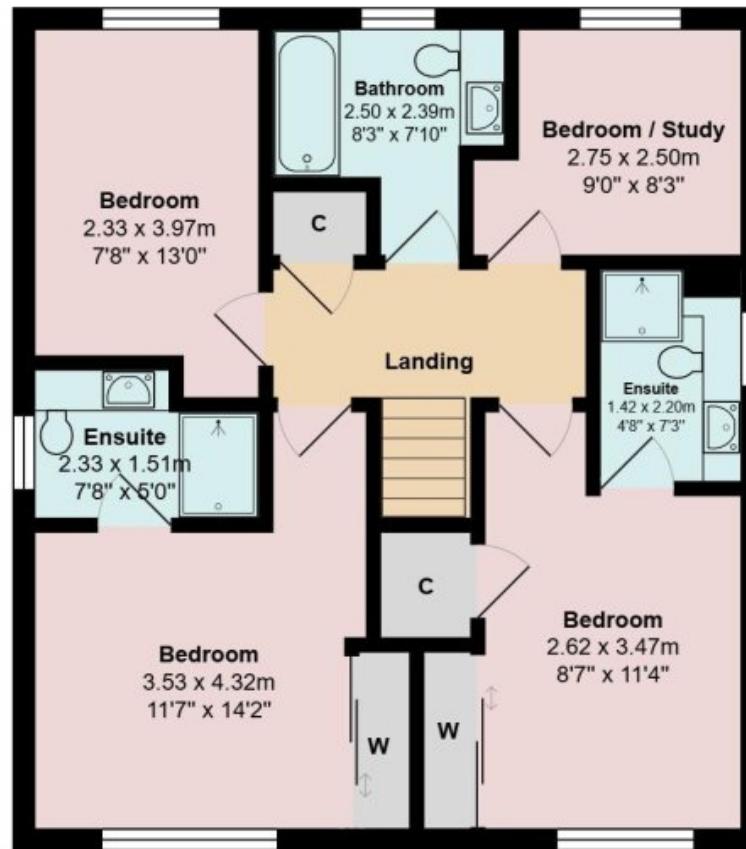


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To arrange a viewing or discuss your property, get in touch with us today.

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