



MORTLICH GARDENS ABOYNE | OFFERS OVER £195,000

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MORTLICH GARDENS

ABOYNE

£195,000

Pleasantly situated in a quiet cul-de-sac setting within this desirable and sought-after development consisting of timber constructed Scandinavian style properties, this appealing 3 bedroom Detached Bungalow has been carefully maintained and upgraded by the current owner to include the following, installation of Oil Fired Central Heating, new Wet Room, Shower Room, Double Glazed Windows and a new roof.

The Property

The accommodation comprises, L-Shaped Hallway, Lounge/Dining room, Modern Fitted Kitchen, Wet room, Shower room, 3 Bedrooms, Oil CH and Double Glazing. Attractive fully enclosed gardens to the rear.

Hall

The hallway is accessed to the rear of the property via a glazed door, spacious L-shaped hall leading to all apartments. There are 2 storage cupboards. The hallway is decorated in neutral colours and an attractive laminate flooring.

Lounge / Dining room

19'4" x 11'1"

An attractive and spacious lounge and dining room with three window features to the front and a glazed door leading off to a decked area. The room is freshly decorated in neutral colours, adequate space for dining table and chairs and lounge furnishings.

Kitchen

11'5" x 9'2"

A well designed modern fitted kitchen with a wide range of wall and floor units with coordinating worktop surfaces, fitted integral double oven, electric ceramic hob with over head extractor, freestanding washing machine and fitted integral dishwasher, window feature to the front. The Kitchen is decorated in neutral colours and has an attractive laminate flooring.

Sun Porch

Attached to the side of the property is an attractive glazed sunporch.

Bedroom One

13'5" x 9'6"

A spacious double bedroom with window feature to the rear. There is adequate space for free standing wardrobe and additional bedroom furnishings. The bedroom is currently used as a sitting room therefore has the adaptability to suit individual needs. The room is decorated in neutral colours and has an attractive laminate flooring.

Bedroom Two

13'5" x 9'6"

A spacious double bedroom with window feature to the front, there is a built in wardrobe/cupboard to on side. Ample space for additional bedroom furnishings. The room is decorated in neutral colours and has an attractive laminate flooring.

Bedroom Three

9'6" x 7'6"

A smaller double bedroom or generous single bedroom with window feature to the rear, fitted wardrobe / cupboard to one wall, ample space for additional bedroom furnishings. The room is decorated in neutral colours and has an attractive laminate flooring.

Wet Room

7'6" x 3'11"

The wet room incorporates a specialist vinyl flooring and aqua panelling to walls with a white suite comprising WC, and wash basin. There is an obscure glazed window feature to the rear.

Shower Room

7'6" x 5'2"

The shower room comprises of a three piece suite with a vanity WC and washbasin and a glazed shower cubicle with coordinating aqua wall panelling.

Oil CH

The property is heated by an oil fired central heating system.

Double Glazing

The property is double glazed.

Gardens

Attractive well established and fully enclosed gardens to the rear with paved patio area raised flower beds and a small grassed area. There are two timber sheds both with power and light.

Arrange A Viewing

Interested in viewing this home? Arrange an appointment with Ken at AMAZING RESULTS!™ Estate Agents or book online, 7 days a week 8am-8pm.

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GROUND FLOOR 919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	EU	Scotland		EU Directive 2002/91/EC	EU



To view this property call **AMAZING RESULTS!™**

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