



30 Garthdee Farm Gardens

| Aberdeen | AB10 7GF

Thorntons 
The right way to move





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Description

Attractive Townhouse situated within the executive development of Den of Pitfodels. Convenient for shopping, recreational facilities and educational amenities.





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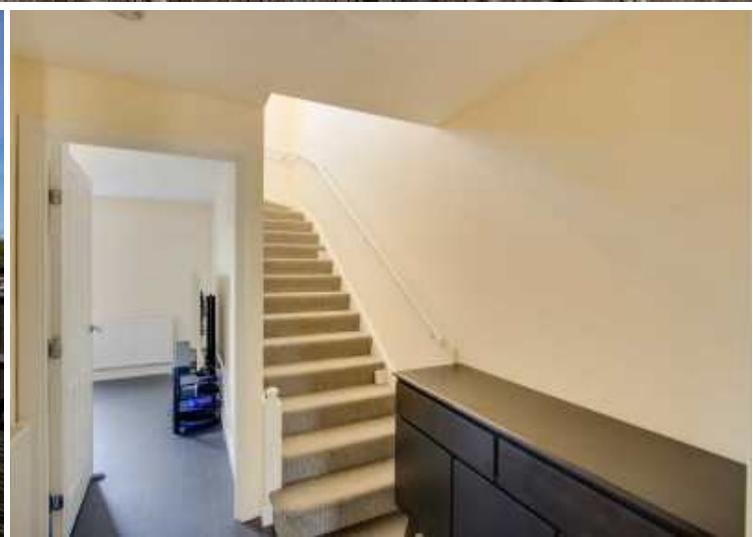
The property which benefits from double glazing and gas central heating offers spacious accommodation over three levels comprising Entrance Hall with two storage cupboards, door leading to inner hall. Inner Hall with stairs leading to first floor landing, door leading to garage. Bedroom/Office with double glazed door leading to garden, storage cupboard. First Floor Landing with rear facing window, stairs leading to upper hall. Bright spacious Lounge with two front facing windows, ample space for occasional furniture. Breakfasting Kitchen with both wall mounted and base units, contrasting work surfaces, oven, hob, extractor, dishwasher, fridge, freezer, rear facing window, space for breakfasting table. Shower Room fitted with two piece suite, separate shower, wall mounted storage cabinet, heated towel rail. Upper Hall with hatch giving access to attic space, cupboard. Master Bedroom with wall to wall fitted wardrobe, two front facing windows, access to en suite/ family bathroom. Well appointed additional double Bedroom with two rear facing windows, open plan to dressing area (7'5 x 4'0) Family Bathroom which can be utilised as an en suite from the master bedroom, fitted with three piece suite, shower,

Externally there is a driveway leading to integral garage which has plumbing for washing machine. Enclosed garden to the rear which is mainly laid to lawn, patio.

Viewing is highly recommended. EPC - B.

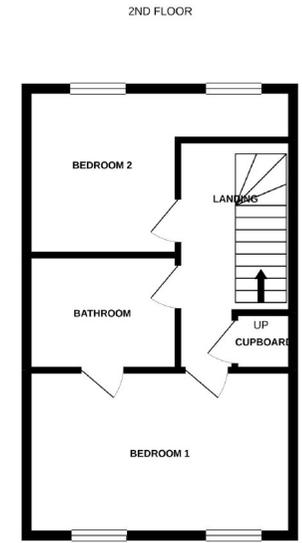
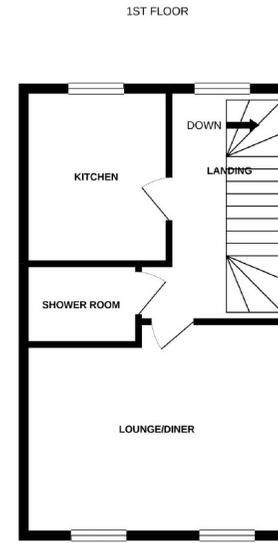
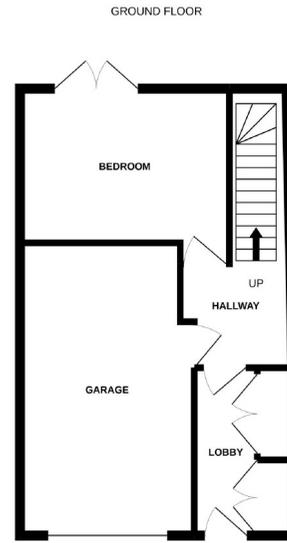








Lounge	16'0 x 11'11	4.88m x 3.63m
Breakfasting Kitchen	10'0 x 8'6	3.05m x 2.59m
Master Bedroom	14'1 x 9'9	4.29m x 2.97m
En Suite/Family Bathroom	8'8 x 6'8	2.64m x 2.03m
Bedroom	10'6 x 10'8	3.20m x 3.25m
Bedroom/Office	12'3 x 9'0	3.73m x 2.74m
Shower Room	4'9 x 4'7	1.45m x 1.40m



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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