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365 Springhill Road

ABERDEEN, AB16 7SX

LOCATION

Springhill Road is a well-proportioned two bedroom mid-terrace property located in an ever popular residential area, situated close to several local amenities, a short drive to superstores, and one of several major NHS hospitals. Pre, primary and secondary schooling are also available nearby. The Lang Stracht and area are well serviced by regular public transport and with Anderson Drive close by the property is ideally located for commuting to all areas of the city and beyond.

The city centre is within three miles of the property, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities. The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates through Aberdeen providing a link to the central belt the south and beyond, and west to the city of Inverness.





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SPRINGHILL ROAD

To the front of the property, a paved driveway allows for off road parking, as well as a manageable area laid to lawn, and path leading to the front door where the accommodation comprises of a spacious entrance hall, large under stair cupboard, and spacious lounge that provides ample space for a range of furniture styles.

The modern kitchen is bright and airy with multiple base and wall mounted units in a high-gloss white finish, partly integrated appliances, wooden worktops with matching breakfast bar, and separate pantry. Here you also have direct access to the rear enclosed garden, again laid with lawn and wooden fencing making this a safe and friendly garden for those with children and pets alike.

On the first floor, the large master bedroom enjoys an abundance of natural light from two front-facing windows and built-in storage. The second double bedroom is well proportioned and features a double built-in wardrobe with rear outlook.

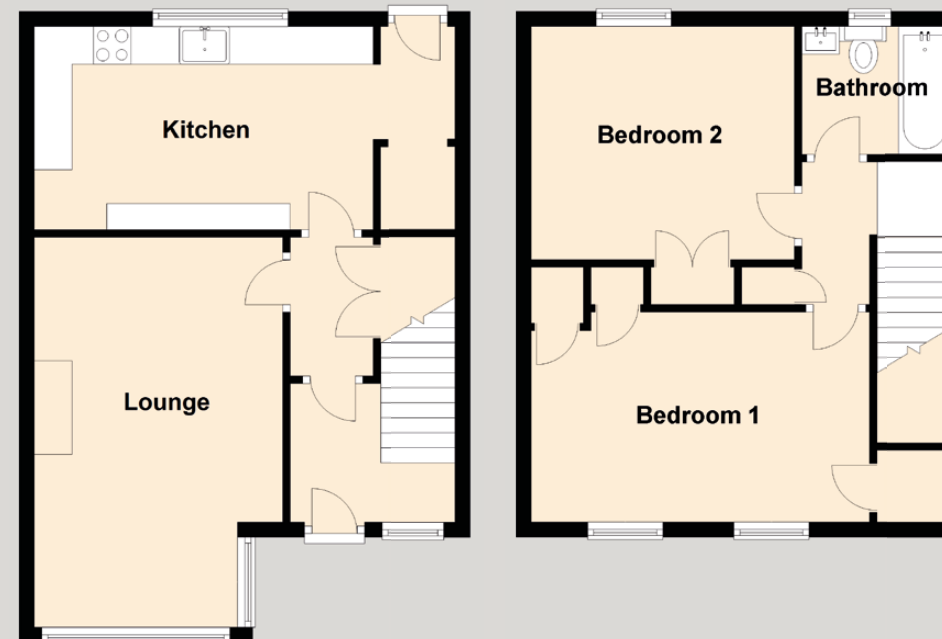
The stylish family bathroom features a modern combination suite finished in white gloss, contemporary chrome effect handles, and bathtub with an overhead shower system.

In addition, there are ample storage cupboards throughout and partially floored loft, making this an ideal purchase for many including first-time buyers, investors or those looking to downsize.





SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.30m (10'10")
Kitchen	4.50m (14'9") x 2.70m (8'10")
Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 76m² | EPC Rating: C

Extras (Included in the sale): All fitted carpets and floor coverings, integrated appliances, and white goods within the kitchen. Other items may be available by separate negotiation.

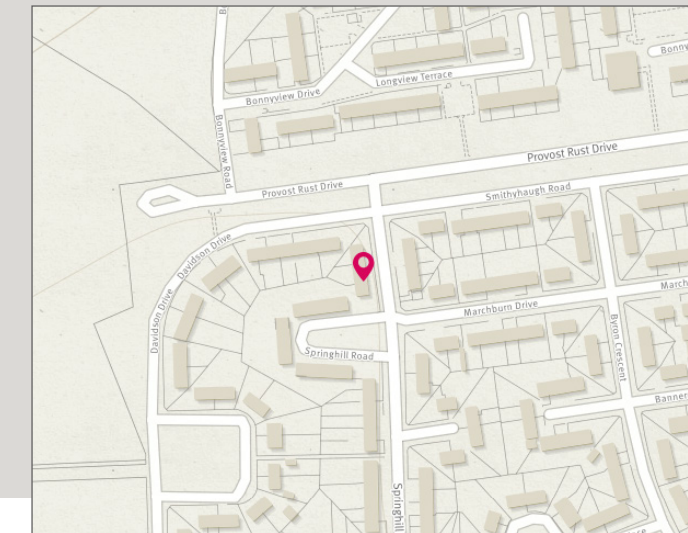


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