





ABERDEEN



This impressive two bedroom property is located in an ever popular well established residential area, the property is within easy reach of the city centre, with some serious investment and development nearby. Local amenities include shops serving everyday needs, pleasant walks at Hazlehead Park, popular golf courses, a swimming pool, and top performing primary and secondary schools. The excellent retail facilities at Westhill which include Tesco, Costco and Marks & Spencer outlets, and the office complexes at Kingswells and Westhill are also easily accessible. The area is 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 two miles of the property, providing all the amenities one would expect with modern day city living, including 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.

26 HAZLEHEAD GARDENS

ABERDEEN, AB15 8EA



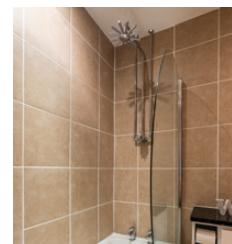
HALLWAY
LOUNGE
KITCHEN

umber 26 Hazlehead Gardens is an immaculate two bedroomed mid terrace property in fantastic walk-in condition. The present owners have continually upgraded this property throughout, decorated in neutral tones to suit all tastes and boasts exceptionally light and airy accommodation with large lounge windows providing open views and allowing an abundance of natural light to flood through.

The property further benefits from full double glazing and gas central heating. The accommodation over two floors comprises of the following: entrance vestibule, hall with large cloakroom, lounge with French windows leading to the garden. Recently fitted modern kitchen with some superior free standing appliances. Two double bedrooms, one with fitted wardrobes, and a stunning family bathroom with power shower over the bath complete the accommodation.

With its location, this would be an ideal property for either a young family, a professional or with rental prices on the increase a fantastic investment property.

Outside there is a large communal garden area in front of the lounge which is laid to lawn there is also a communal drying green. Free on-street parking is available to the rear of the property and there is also a large car park available.



BEDS
&
BATH

SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Kitchen	3.30m (10'10") x 2.60m (8'6")
Lounge	4.50m (14'9") x 3.60m (11'10")
Bedroom 1	3.80m (12'6") x 2.50m (8'2")
Bedroom 2	3.70m (12'2") x 2.50m (8'2")
Bathroom	2.80m (9'2") x 1.80m (5'11")

Gross internal floor area (m²) - 68m²

EPC Rating - C

Extras
(Included in the sale)

All fitted floor coverings, blinds and light fittings are include in the sale.

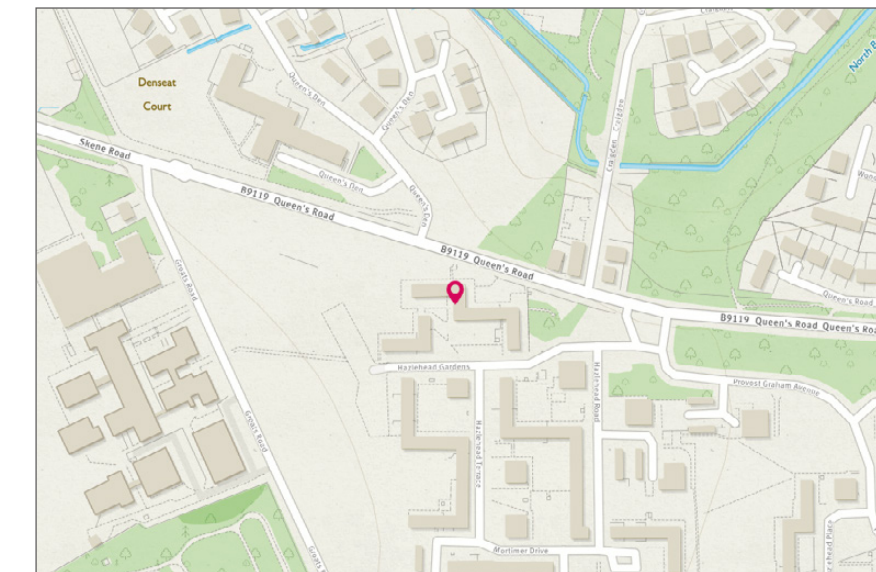
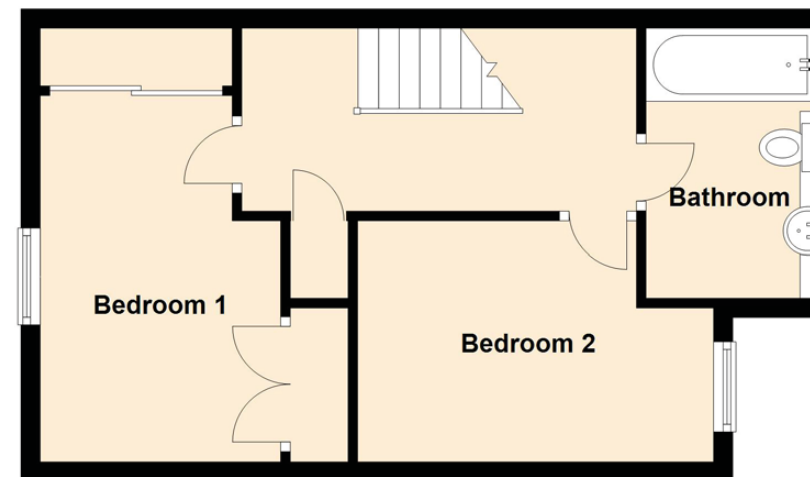
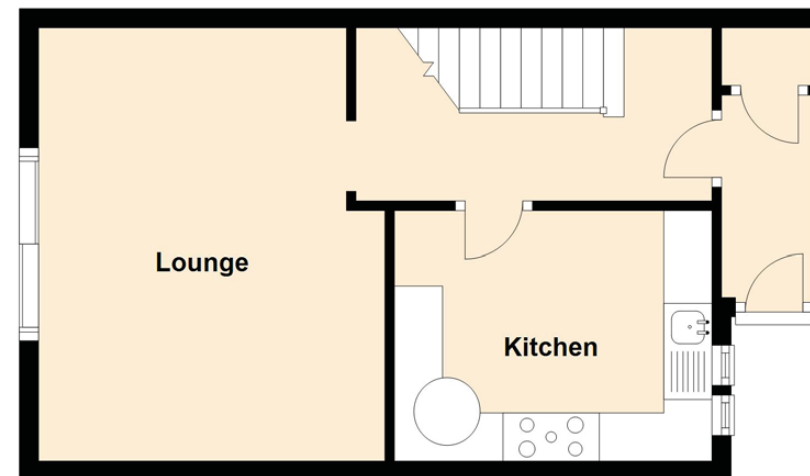


Image credit: <https://www.vadnaasurvey.co.uk/compag/>



View from the property

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**Part
Exchange
Available**

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Text and description
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 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
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 Designer