

# Thistles

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## 287 Stonewood Road, Aberdeen, AB21 9JS

### £360,000



### Full Description

Spacious and beautifully presented 4/5 bedroom detached house situated in Dyce is available for sale. This two storey property boasts excellent storage and space. The accommodation comprises of a large lounge, conservatory, good sized modern kitchen, separate utility room, four double bedrooms, master bedroom en-suite and a stylish bathroom. The property benefits from central heating, double glazing, front and rear gardens, ample on-street parking. There is a self contained accommodation annex at the gable of the property, comprising of a living room/bedroom with kitchen facilities and an en-suite shower room and the owner has recently added a summer house to the rear garden, excellent for entertaining. It is well situated for local amenities including primary and secondary schools, shopping and

### Features

- Detached House
- 4 Spacious Bedrooms
- 4 Large Reception Rooms
- 3 Bathrooms
- Double Garage
- Driveway for 4-6 Cars
- Conservatory
- Summer House with Power & Light
- Fully Enclosed Rear Garden
- New Gas Heating Installed

recreational pursuits. For those seeking access to the surrounding centres of business the area is well served by both rail and mainline road networks. Whilst Aberdeen airport (Dyce) is also nearby for those travelling further afield. Local amenities are just a stone throw away from the property. The property has a great night time feature with downlighter illuminating to give the property a modern feel. All window, light fittings and floor coverings will be included as part of the sale of the property. A viewing would be highly recommended to appreciate all this property has to offer.

## Contact Us

### Thistles Estate Agents

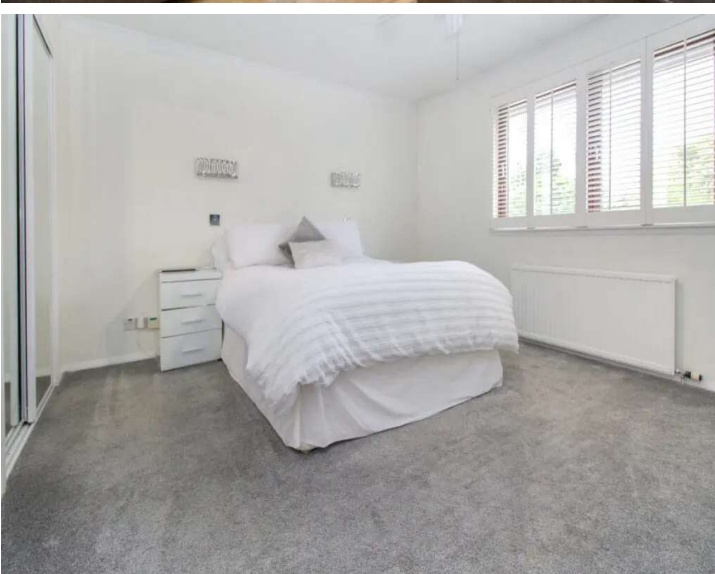
23 Rubislaw Den North, Aberdeen  
AB15 4AL

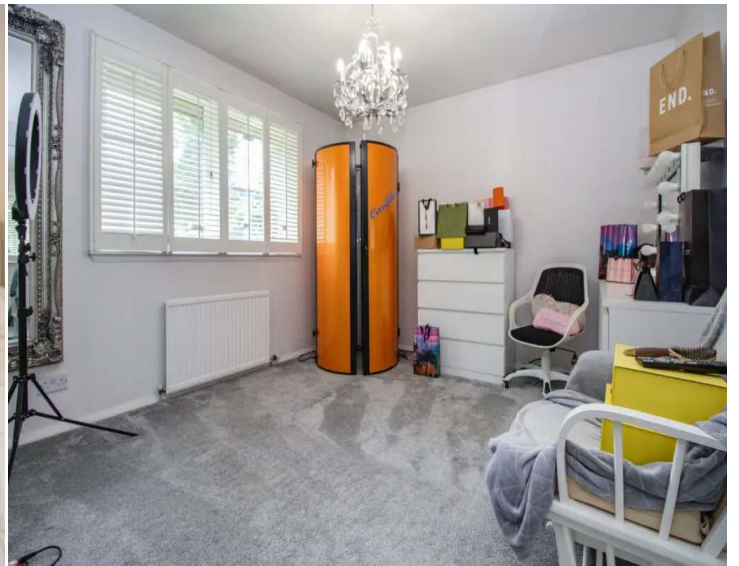
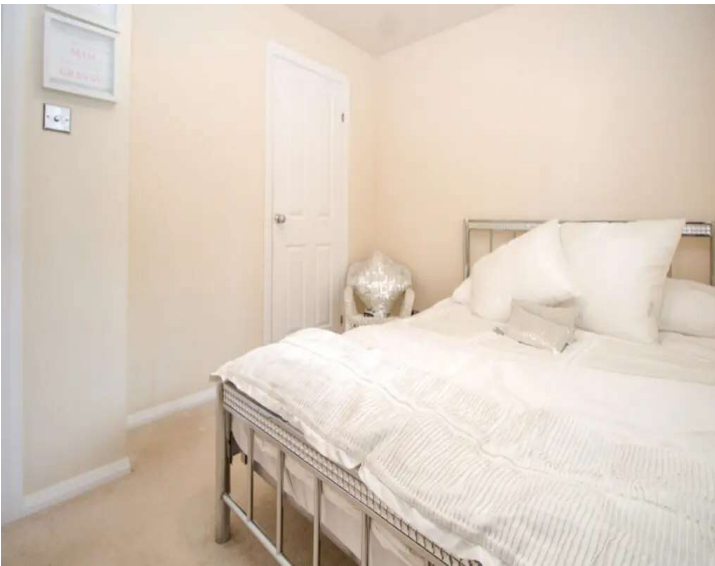
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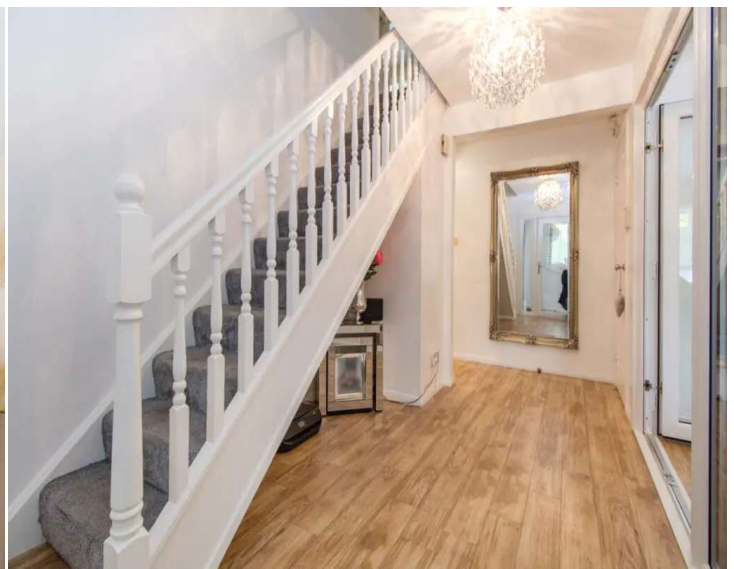
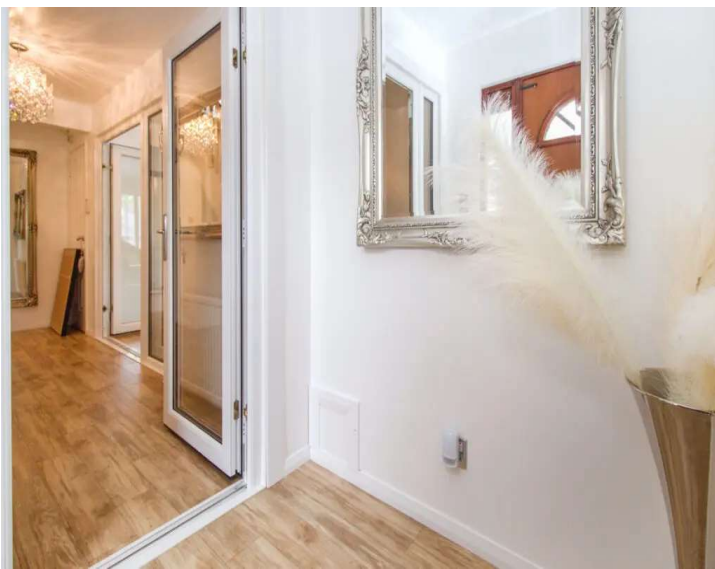










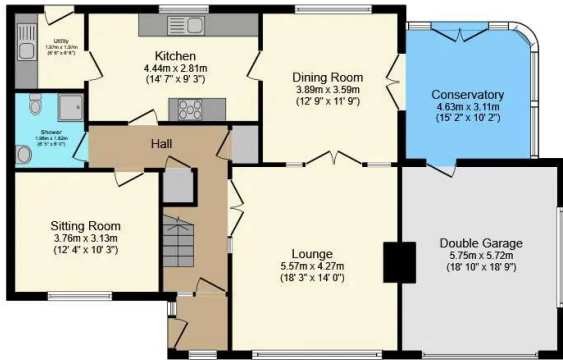






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



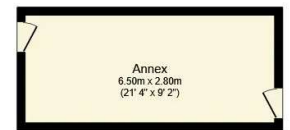
### Ground Floor

Floor area 113.5 sq.m. (1,222 sq.ft.) approx



### First Floor

Floor area 77.4 sq.m. (833 sq.ft.) approx



### Outbuilding

Floor area 34.3 sq.m. (369 sq.ft.) approx

**Total floor area 225.2 sq.m. (2,424 sq.ft.) approx**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX