



150 Johnston Gardens North,  
Peterculter, Aberdeenshire AB14 0LD



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Within a pleasant residential location we are delighted to bring to the market FOR SALE this TWO BEDROOM SEMI DETACHED DWELLINGHOUSE. Benefiting from gas central heating and double glazing this property is ideal for first time buyers and families.

The property comprises on the ground floor: entrance hall with double storage cupboard and under stair storage area, spacious lounge allowing dual aspect to the front and rear gardens, fully fitted dining kitchen and rear porch allowing access to the garden.

On the first floor: upper hall with storage cupboard and access to the attic, two excellent sized double bedrooms featuring ample built in storage and bathroom encompassing three piece suite and over the bath shower.

Externally is a well maintained front garden and attractive South facing rear garden. Unrestricted on street parking is available.

The property shall be sold inclusive of all floor coverings, blinds, light fittings and shades and some white goods.

Early viewing is recommended in order to avoid disappointment.

### Directions

Just before leaving Peterculter, turn right at the fork onto Malcolm Road, continue along Malcolm Road and Johnston Gardens North is identified by a street sign on the right hand side of the road. Follow the road and 150 is on the left, indicated by our For Sale sign.

### Area Description

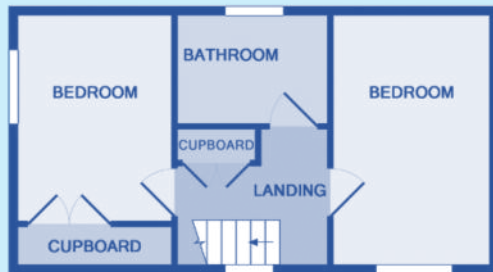
Peterculter is a popular village located seven miles west of Aberdeen on the south side of the North Deeside Road with a panoramic aspect over lower Deeside. Many excellent amenities are located close to the village, including shops, supermarkets, banks, sports centre and golf clubs. Primary and secondary schools, the secondary education being the well-respected Cults Academy and the International School are within easy reach. The former Deeside railway line, which is close by of the garden, is a very popular walking and cycling route which stretches all the way into Aberdeen at the Duthie Park. The recently opened AWPR is within easy reach providing express journey times to Blackdog in the North and Stonehaven in the South.







Ground floor



First floor

## Ground floor

Entrance Hall	3.97m x 1.84m (13' x 6')
Lounge	4.48m x 3.47m (14'8" x 11'5")
Dining Kitchen	4.53m x 2.54m (14'10" x 8'4")
Rear Porch	1.36m x 1.33m (4'6" x 4'4")

## First floor

Upper Hall	2.56m x 2.29m (8'5" x 7'6")
Bedroom 1	3.13m x 3.07m (10'3" x 10'1")
Bedroom 2	4.49m x 2.57m (14'9" x 8'5")
Bathroom	2.26m x 1.68m (7'5" x 5'6")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

**Aberdein Considine,** [ask@acandco.com](mailto:ask@acandco.com)  
**420 – 424 Union Street,** [@AC\\_Aberdeen](https://twitter.com/AC_Aberdeen)  
**Aberdeen, AB10 1TQ** [acandco.com](http://acandco.com)  
**01224 589589**

## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services,** equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. **Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

