

# New on the market

## KINGS VIEW, 73 KINGS GATE, ABERDEEN

THIS deceptively spacious granite home can be found in the popular Kings Gate district of Aberdeen.

Imaginatively extended to the back, the property offers generous accommodation perfect for a family's needs. Noteworthy features include panelled pitch-pine internal doors, full gas central heating and double-glazing.

The entrance vestibule has a glazed door leading to the reception hall, which has double doors leading to a fabulous open-plan lounge/dining-room with access to a balcony overlooking the rear garden.

A staircase in the lounge leads down to the lower floor, which has a spacious family



room/den with access to the rear garden.

Located off the family room/den is a rear hall which leads to the integral garage and a cloakroom with WC and wash-hand basin.

There are two double bedrooms on the ground floor, both with bay windows to the front.

The kitchen is fitted with an extensive range of wall and

base units and has ample room for family dining and patio doors to a back balcony. There is also a utility room and a shower-room on the ground floor.

On the first floor, there is a master bedroom with en-suite dressing room and shower-room. Patio doors in the dressing room lead to a fabulous balcony which enjoys

superb views over the city. There is one further double bedroom to the front and a family bathroom with a modern ivory suite. The garden to the front is laid in shrubs and granite chips for easy maintenance. A tarred drive to the front leads along the side of the property and provides parking for several cars.

The large, mature garden to the back has an area of lawn with borders and beds stocked with a wide variety of shrubs, plants and trees.

There are several patio areas to capture maximum sunlight, a Wendy house and a large timber shed with external seating area.

Kings View is located on the south side of Kings Gate within easy reach of the ring road, public transport and local shops.

■ Offers over £670,000 are sought for the property. For further information, call 01224 622622.