

Galbraith

**32 SYCAMORE PLACE**  
ABERDEEN





## 32 SYCAMORE PLACE, ABERDEEN

Beautiful three bedroom city centre family home with garage.

Union Street 1 mile ■ Cults 3 miles ■ Aberdeen Airport 7 miles

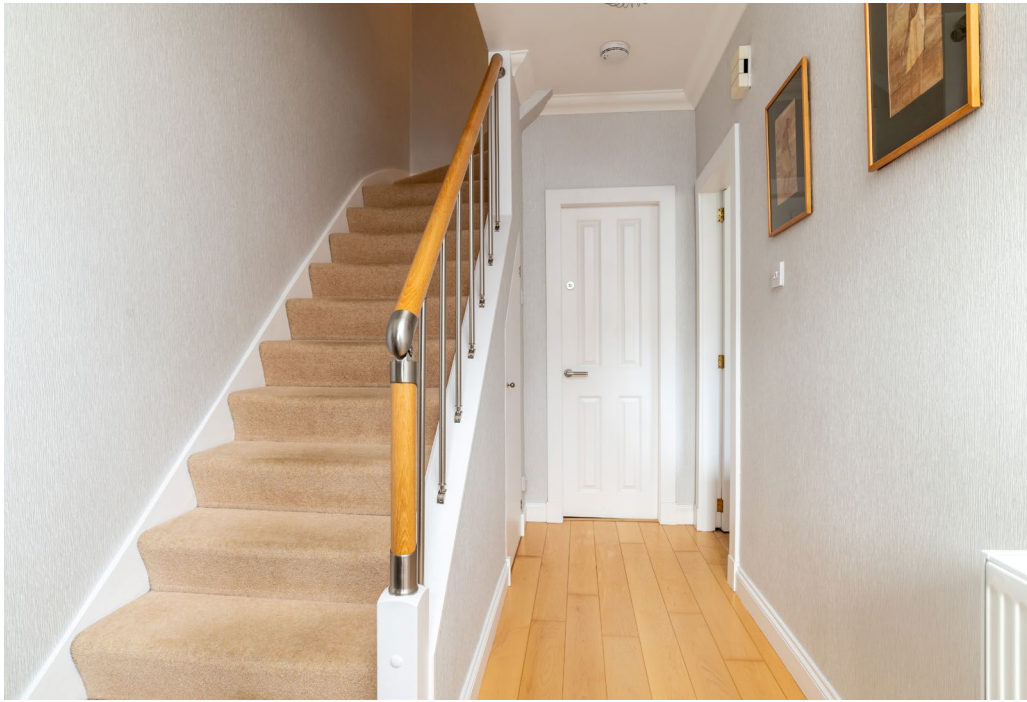
- 2 reception rooms. 3 bedrooms
- Contemporary kitchen
- Immaculately presented
- Garage & driveway
- Enclosed garden with patio
- Wealth of local amenities close by



**Galbraith**

Aberdeen  
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 OnTheMarket



### SITUATION

The property lies in a quiet street in the highly desirable Ferryhill area, within a 10-minute walk from Union Street and all of its amenities. Ferryhill also boasts many of its own local amenities including convenience stores, Community Centre, Library, Tennis Courts, Bowling Green and the famous Duthie Park with its Winter Gardens. Public transport is readily available and there is easy access to the Bridge of Dee, Robert Gordon's University Garthdee Campus, the Industrial Estates and all main ring roads to each side of the city.

### DESCRIPTION

32 Sycamore Place has a popular and desirable location only a couple of miles to the west of Aberdeen city centre. Located within a quiet residential cul-de-sac in the ever-popular Ferryhill area of Aberdeen city, the property lies within walking distance of Duthie Park and the many other amenities the city has to offer. The accommodation extends over two floors, with clean crisp and fresh decor evident throughout. Co-ordinating quality wooden flooring runs throughout the ground floor and there is a mixture of timber doors and also glazed panel doors to both levels adding a touch of style. Upon entering there is a light and airy hall with stairs to the upper level, a handy storage cupboard and a well-appointed cloakroom. The spacious sitting room has a southerly aspect with a large bay window enjoying an open and bright aspect. The lounge has ample space for a variety of freestanding furniture and the fireplace with living flame fire adds an attractive focal feature. Flowing on an open plan basis to the dining room there is a real sense of space. French doors to the rear from where additional alfresco dining can be enjoyed. The beautiful kitchen has a range of wall and base-mounted units with maple wood style finish, quality work surfaces and splashback. The units are host to integrated appliances including a dishwasher and fridge freezer. There is also an electric oven with a hob and extractor above. Base-mounted units form a division of the areas, creating a lovely sociable aspect to the rooms yet, also providing a wealth of practical additional storage.

Upstairs, there is a bright landing area and this gives individual access to all the rooms on the first floor. A large storage cupboard has been utilised for laundry purposes with plumbing for a washing machine. The principal bedroom is exceptionally spacious with full wall width fitted glass fronted wardrobes catering for all storage needs. Bedroom two is also a very spacious bright double room with tasteful decor. Currently used as a home office bedroom three has a fitted cupboard for additional storage needs. A roof hatch with Ramsey leads to a large attic room. Floored and lined with two Velux windows the attic space is bright, spacious and versatile. Completing the accommodation is the immaculate bathroom. Fitted with a three-piece bathroom suite with a shower over the corner bath, this is a neutral and calm space. The fitted vanity units conceal the cistern and offer additional storage. The floor and wall tiling along with ceiling spotlights creates a contemporary finish.

32 Sycamore Place is an ideal family home having been well maintained and presented in immaculate condition by the current owner, a great location from the city and early viewing is highly recommended.

### ACCOMMODATION

Ground Floor: Hall, WC, Lounge/ dining room. Kitchen

First Floor: Principle Bedroom, bedroom two, bedroom three, bathroom

### GARDEN

There is a lock block driveway to the front of the property providing off-street parking for two cars and a mature hedge acts as a boundary from neighbouring properties. The fully enclosed rear garden is a mixture of paving, timber decking and stone chips, an attractive yet low-maintenance garden that offers an oasis within the city for all the family to enjoy. A timber door in the fence leads to the rear communal parking and garage access. An exclusive garage to number 32 is located here and has generous proportions.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
32 Sycamore Place	Mains	Mains	Mains	Freehold	Gas	Band E	C

### DIRECTIONS

From Aberdeen city centre, proceed along Crown Street, turn right onto Ferryhill Road for around 0.2 of a mile and then head east. Sycamore Place on the right hand side and the property just on the right a short way along

### POST CODE

AB11 7SZ

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: alarm.broke.sushi

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2023

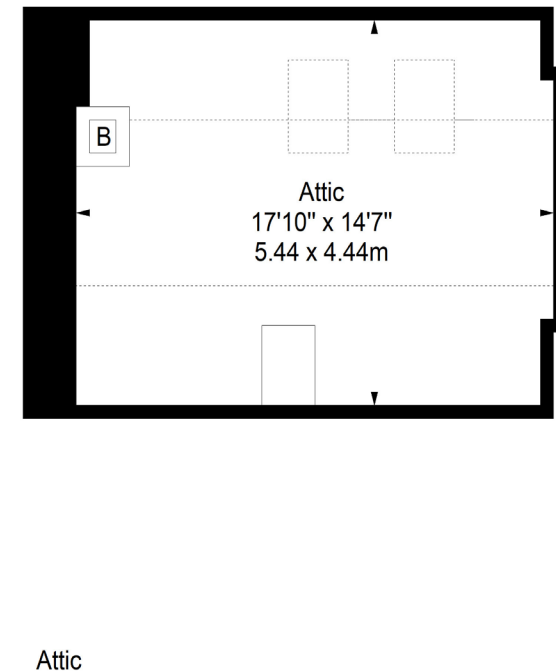
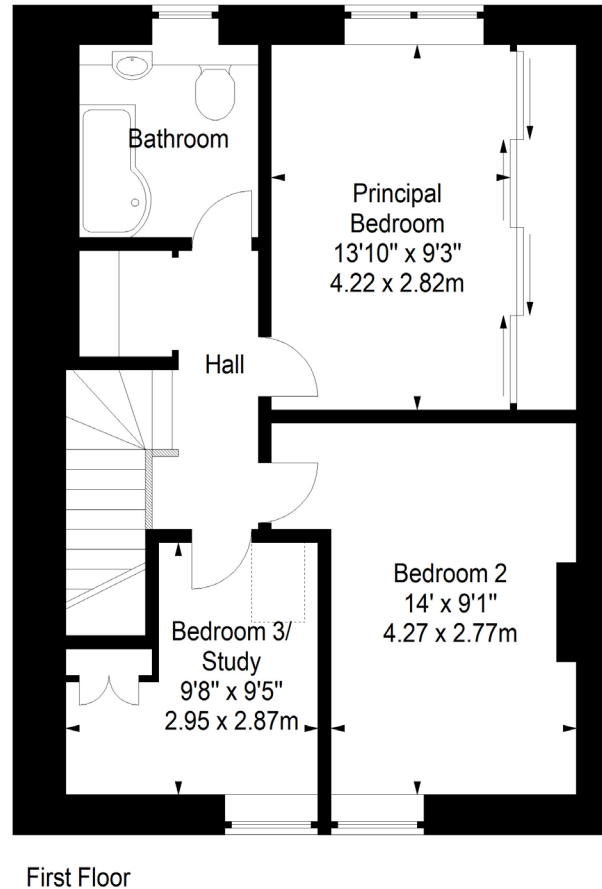
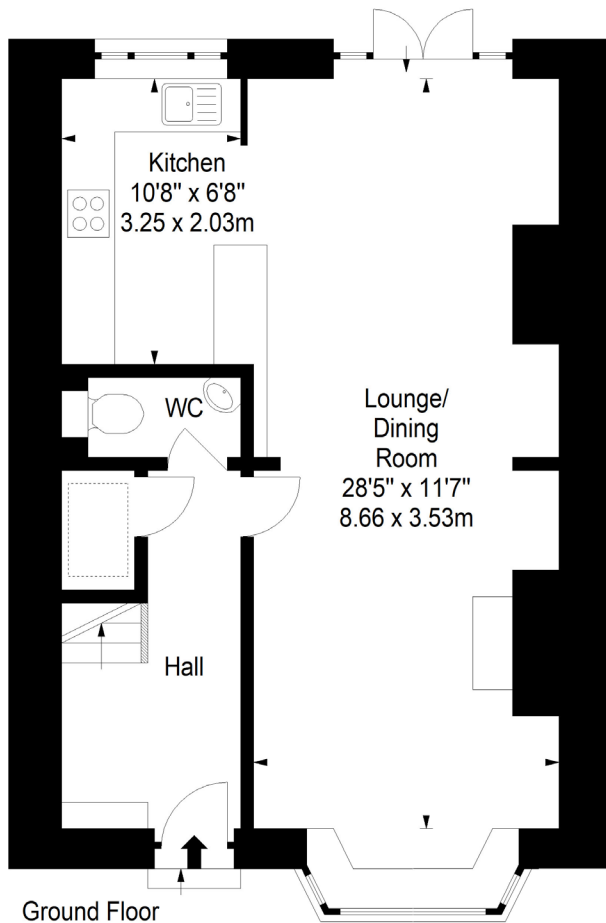


**Sycamore Place,  
Aberdeen, AB11 7SZ**



Approx. Gross Internal Area  
1084 Sq Ft - 100.70 Sq M  
Attic

Approx. Gross Internal Area  
257 Sq Ft - 23.88 Sq M  
For identification only. Not to scale.  
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