



**186 Birkhall Parade**  
Aberdeen, AB16 5QX

ledingham  
chalmers  
estate agency



Lounge/Dining Room



Kitchen

**186 Birkhall Parade  
Aberdeen, AB16 5QX**

**Two bedroom terraced dwellinghouse**

- Two bedroom terraced dwellinghouse
- Well proportioned accommodation across two floors
- Ideal starter family home
- Bright lounge with dual aspect windows
- Exclusive area of garden to rear with shed & shared green
- Driveway providing off-street parking



**Two beds.**



**One bathroom.**



**One public room.**

## Two bedroom terraced dwellinghouse

Situated within an established residential area, we offer for sale this two bedroom terraced dwellinghouse. The property offers well proportioned accommodation across two floors and makes for ideal starter family home.

The home is entered into the hallway, giving way to the bright lounge with dual aspect windows. This room boasts a feature wall and fireplace with ample space for dining furniture to the rear.

The kitchen is fitted with a range of wall, base and drawer units overlaid with contrasting work surfaces and incorporating various integrated and free-standing appliances.

The carpeted staircase ascends to the first floor landing, giving way to two double bedrooms, each of which offer ample space for free-standing furniture, with the larger of the two also benefiting from a built-in wardrobe and two cupboards.

The family bathroom is extensively tiled and fitted with a three piece white suite comprising W.C., wash hand basin and bath with shower over.

An exclusive area of garden to the rear is laid with patio and also boasts a timber shed for useful outdoor storage. A further drying green is shared with one other property. To the front, the driveway provides convenient off-street parking for two cars.



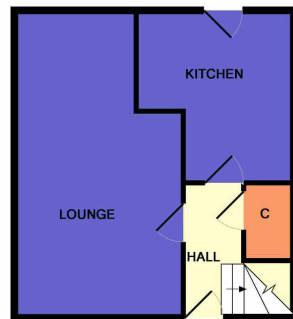
Bedroom



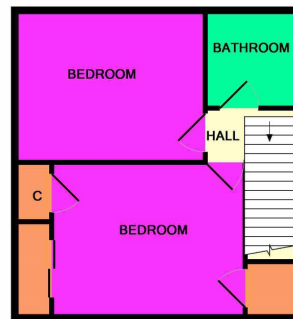
Bathroom

## Accommodation and plans

Lounge / Dining Room	20'7" x 10'6"	6.28m x 3.2m
Kitchen	11'1" x 10'0"	3.38m x 3.05m
Bedroom	12'5" x 9'6"	3.79m x 2.9m
Bedroom	12'5" x 11'6"	3.79m x 3.51m
Bathroom	6'7" x 5'5"	2.01m x 1.65m



GROUND FLOOR



1ST FLOOR

## Directions

From north Anderson Drive, turn onto Provost Fraser Drive and exit left onto Long Walk Road. Immediately turn right onto Birkhall Parade and follow the road round for some distance. The property is located on the right hand side.

## Location

The area is well served by local shops serving everyday needs, a regular public transport service and both primary and secondary schooling. The property is within close proximity to Aberdeen Royal Infirmary as well as the city's main arterial route.

## Arrange a viewing

Viewing By Appointment Telephone 07708 970535 or By Arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

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property@ledinghamchalmers.com

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.