



16 Claremont Street | Aberdeen | AB10 6QS

Three Bedroom Terraced Dwellinghouse with Driveway

Offers Over £309,000

We offer for sale this three bedroom terraced property within the most central of city locations, enjoying a peaceful setting with incredible convenience. The property offers generous and versatile space throughout which will no doubt suit a wide range of potential purchasers.

The accommodation firstly comprises of a welcoming entrance hallway leading to the spacious lounge along with allowing access to the bathroom and staircase to the first floor. The lounge itself is set to open plan with the dining space and offers a fantastic sized open room allowing space for a wide range of furnishings, easily hosting a full dining set and lounge furniture.

The kitchen has been fitted with a wide range of base and wall units providing ample storage and work surface space along with integrated appliances such as the oven with gas hob to be included within the sale price. The kitchen leads through to the conservatory, a fantastic addition to the property offering a further public room which could be utilised as a further family room or dining room depending on the preference of the purchaser.

The bathroom is also situated on this floor and has been fitted with a white suite comprising a W.c, hand wash basin and shower over bath.

To the first floor, there are three well proportioned bedrooms all offering hard wood flooring and a neutral decor. The loft space has also been utilised to provide ideal storage which is easily accessible being fully floored and benefiting from a fitted staircase and velux windows.

To the front is a generous driveway offering much sought after off street parking. The rear garden offers a delightful patio and lawn area with a rear access gate.

(Ground Floor)

Lounge

29'6" x 9'8" (8.99m x 2.95m) approx.

Kitchen

12'1" x 10'7" (3.68m x 3.23m) approx.

Conservatory

14'1" x 10'8" (4.29m x 3.25m) approx.

Bathroom

9'7" x 6'1" (2.92m x 1.85m) approx.

(First Floor)

Double Bedroom

13'3" x 9'2" (4.04m x 2.79m) approx.

Double Bedroom

10'4" x 13'7" (3.15m x 4.14m) approx.

Bedroom

12'9" x 6'3" (3.89m x 1.91m) approx.

Loft Storage

13'2" x 15'8" (4.01m x 4.78m) approx.

Gas Central Heating

Double Glazing

Driveway

Rear Garden

EPC Band E



Lounge



Lounge



Dining Area



Kitchen



Conservatory



Bathroom



Double Bedroom



Double Bedroom



Bedroom



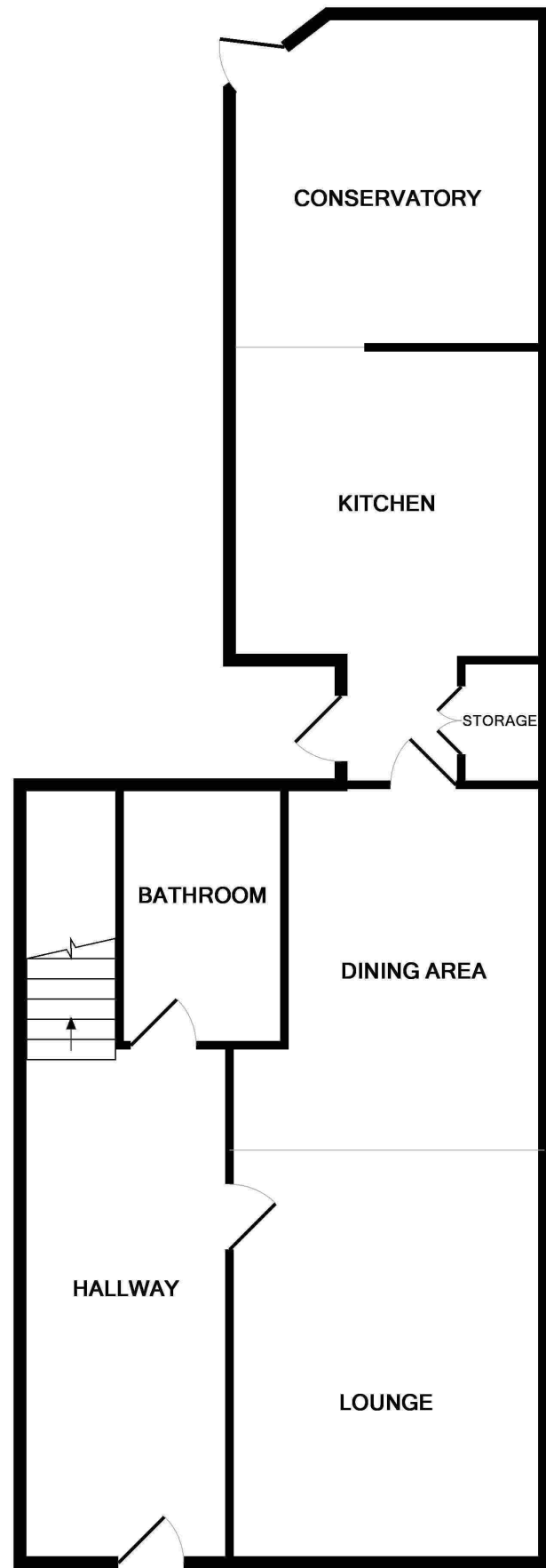
Storage



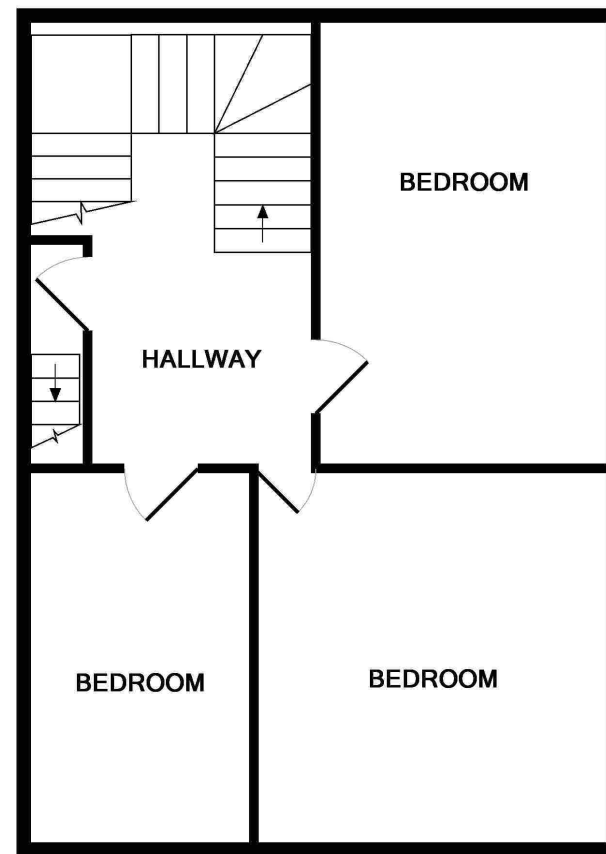
Garden



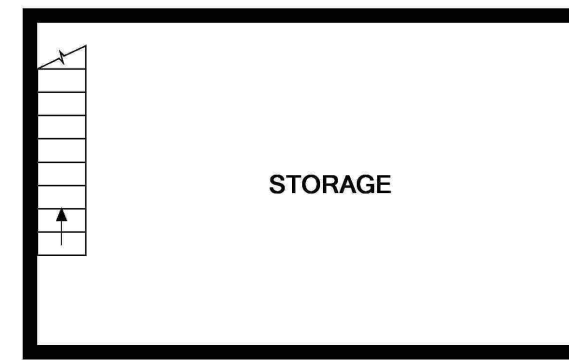
Garden



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Floorplan

Viewing By Appointment Telephone 07980784274 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions:

Travelling from Union Street continue onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Continuing along Great Western Road turn right onto Claremont Street. Following the road round to the left, the property is situated on the right hand side.

Location:

Claremont Street is situated to the west end of Aberdeen, well placed and within walking distance of a range of local amenities and also the city centre itself where there are further shopping, recreational and leisure facilities. The area also has good public transport making many parts of Aberdeen easily accessible from this property and a short drive leads to the main Aberdeen ring road which provides commuting to both north and south of the city.

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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 close 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.