



4 Crawton Ness | Altens | Aberdeen | AB12 3SP

Three Bedroom End Terraced Villa

Offers Over £159,000

Situated within a quiet and established residential area of Altens, we offer for sale this attractive three bedroom end terraced dwellinghouse.

The property would benefit from a degree of modernisation in some areas, but offers excellent potential to create a superb family home with well proportioned rooms and useful storage space.

The home is entered into the vestibule which has a large built-in storage cupboard and gives access into the hallway. To the front of the home, the freshly decorated lounge features a neutral colour palette and is finished with laminate flooring.

The dining kitchen lies to the rear of the property and is fitted with a range of units and free-standing appliances with ample space for family dining.

The rear hall gives access to the convenient cloakroom as well as the rear door into the garden.

Ascending to the first floor, the three well proportioned bedrooms each offer ample space for free-standing furniture with the rear bedroom also benefiting from built-in storage.

Completing the home, the family bathroom is fitted with a suite comprising W.C., wash hand basin, bath and separate shower compartment with electric shower.

There are gardens to both the front and rear of the property which are laid mainly with patio and stone chips for ease of maintenance. The shared car park provides convenient off-street parking.

ACCOMMODATION

Ground Floor

Lounge

16'4" x 12'5" (4.98m x 3.79m) approx.

Dining Kitchen

12'4" x 8'8" (3.76m x 2.64m) approx.

First Floor

Bedroom

13'2" x 12'5" (4.01m x 3.79m) approx.

Bedroom

12'5" x 12'1" (3.79m x 3.68m) approx.

Bedroom

8'5" x 7'6" (2.57m x 2.29m) approx.

Bathroom

6'1" x 6'1" (1.85m x 1.85m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods and some items of bedroom furniture.

Gas Central Heating

Double Glazing

EPC Band C



Lounge



Lounge



Dining Kitchen



Bedroom



Bedroom



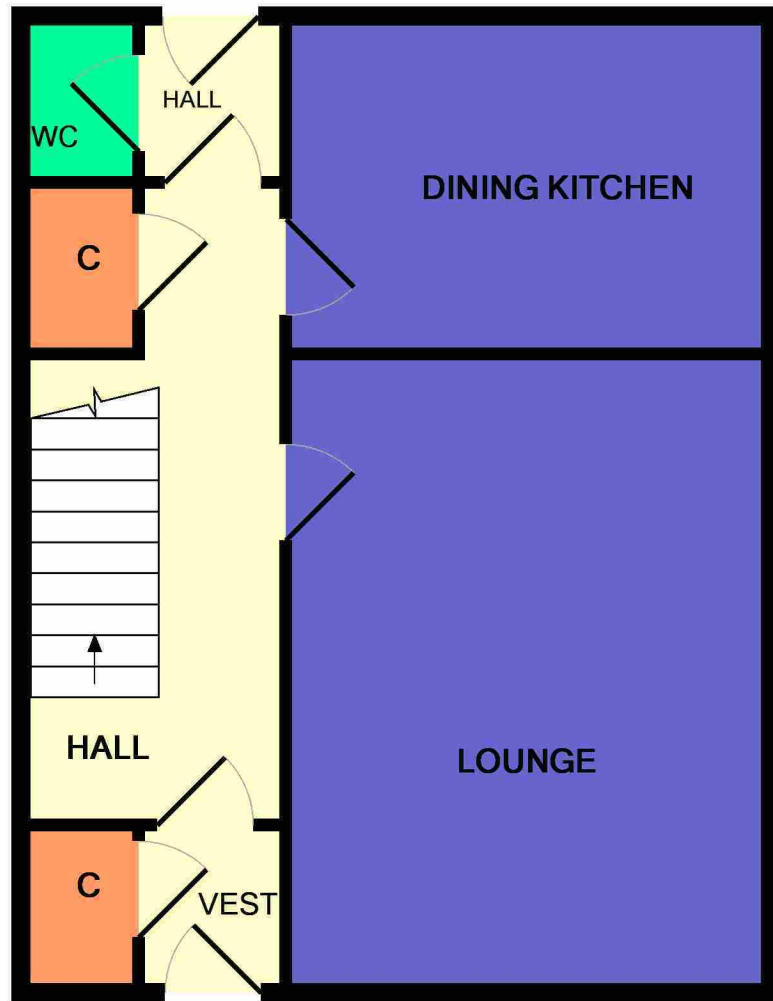
Bedroom



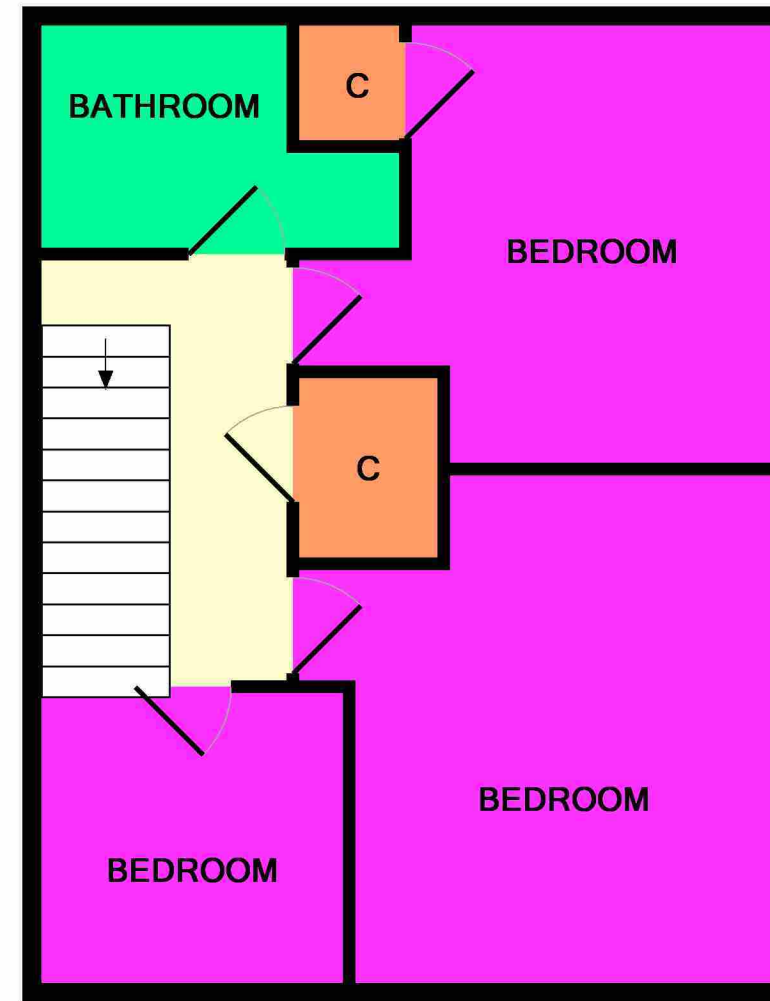
Bathroom



Garden



GROUND FLOOR

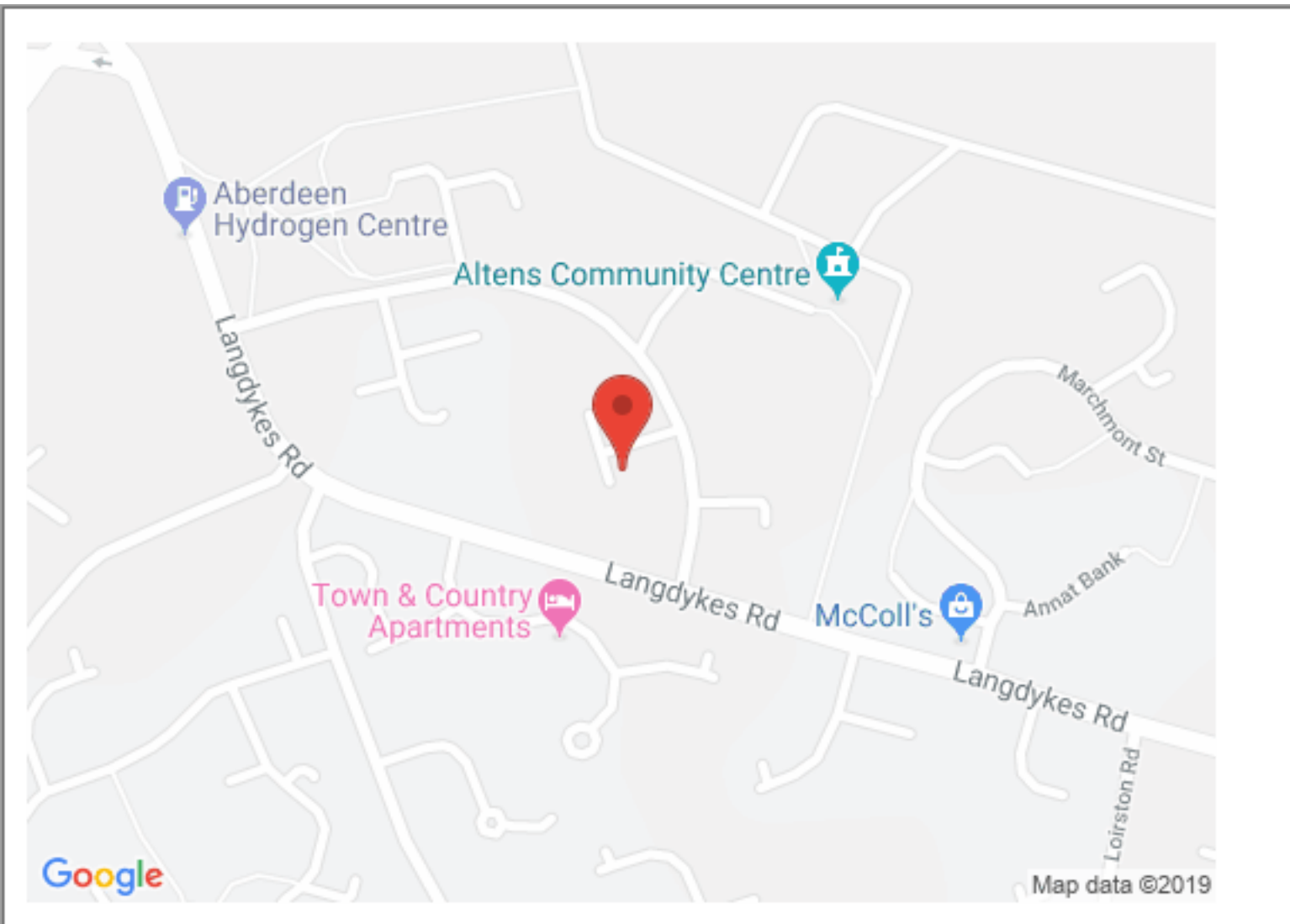


1ST FLOOR

Floorplan

Viewing By Appointment Telephone 07799 278547 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

Travel towards Altens on Wellington Road and take the second exit at the Cove roundabout onto Langdykes Road. Take the second left onto Strathburn Street and then the first left onto Crawton Ness.

Location

Altens is located nearby Cove, to the south of the city and is convenient for access to the offices and industrial complexes at Tullos, Altens and Badentoy. The area is well served by public transport facilities and offers easy access to the A92 and newly opened A90 city bypass. The property is also within easy reach of a wide range of amenities including local shops, a community centre, health centre and library.

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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.