



328 North Anderson Drive | Aberdeen | AB16 7GN

Four Bedroom Terraced Dwellinghouse

Offers Over £175,000

Situated within a popular residential location, close to ARI and the city's main arterial route, we offer for sale this attractive four bedroom terraced property. The property offers a good level of accommodation across three floors which is presented in good decorative order throughout.

The ground floor accommodation comprises a spacious lounge with large built in storage cupboard and contemporary dining kitchen. The recently fitted kitchen features a range of wall, base and drawer units, in a white gloss handleless design, with a five-ring gas hob, double oven/microwave, washing machine and dishwasher, finished with tiled flooring and under-unit lighting.

The carpeted stair case ascends to the first floor landing, boasting a built in storage cupboard and giving way to two double bedrooms, each of which benefits from built in storage. Also on this floor, a further single bedroom which is currently used as a study and the family bathroom with modern white suite, mains shower over the bath and useful vanity unit.

The accommodation is completed by the large double bedroom on the second floor, having two Velux windows which allows the room to be flooded with natural light, as well as a built in triple wardrobe with mirrored sliding doors.

Outside, the low maintenance garden to the rear is laid with patio. To the front of the home, a large driveway provides useful off-street parking. Additional storage is found within the cellar which currently houses the tumble drier.

ACCOMMODATION

Ground Floor

Lounge

15'1" x 13'5" (4.6m x 4.09m) approx.

Dining Kitchen

18'7" x 11'3" (5.67m x 3.43m) approx.

First Floor

Bedroom

12'3" x 11'8" (3.73m x 3.56m) approx.

Bedroom

11'8" x 9'1" (3.56m x 2.77m) approx.

Bedroom/Study

8'6" x 7'9" (2.59m x 2.36m) approx.

Bathroom

6'3" x 5'5" (1.91m x 1.65m) approx.

Second Floor

Bedroom

13'8" x 12'4" (4.17m x 3.76m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band - C



Hallway



Lounge



Lounge



Kitchen



Kitchen



Dining Area



Dining Area



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom/Study



Bathroom



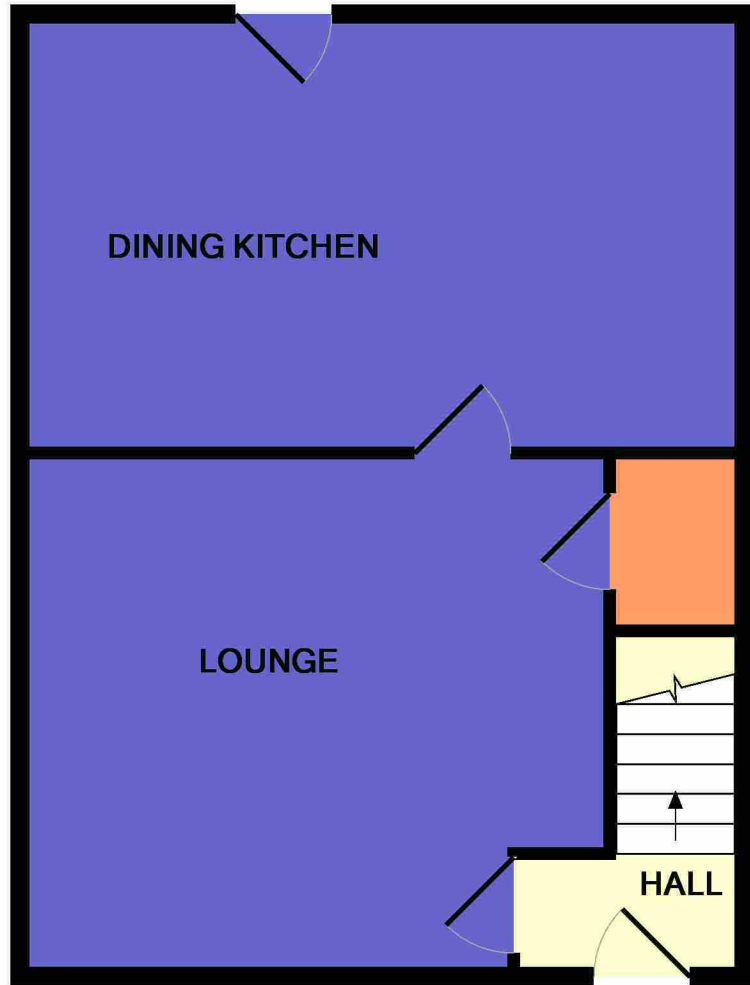
Patio Area



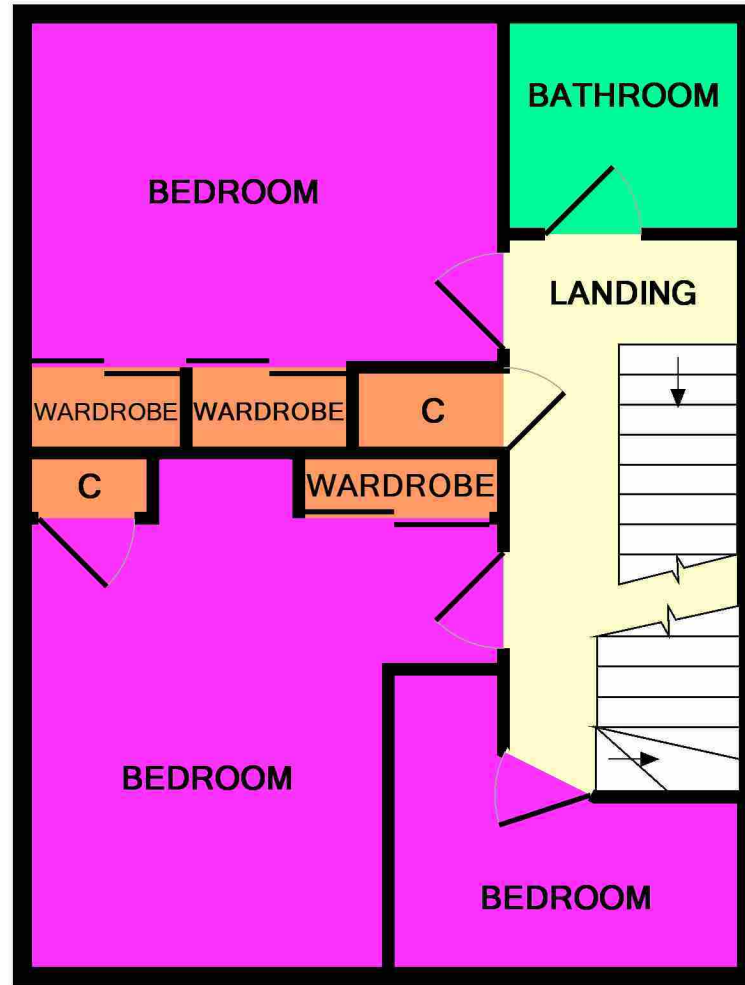
Driveway



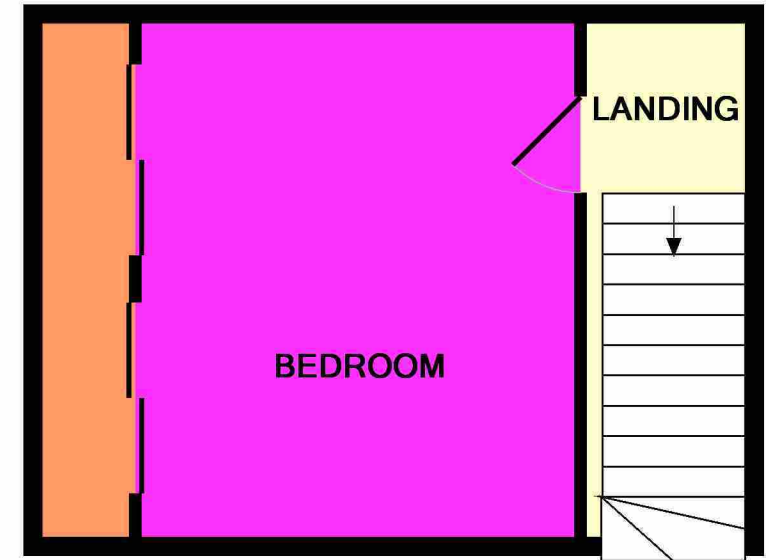
Driveway



GROUND FLOOR



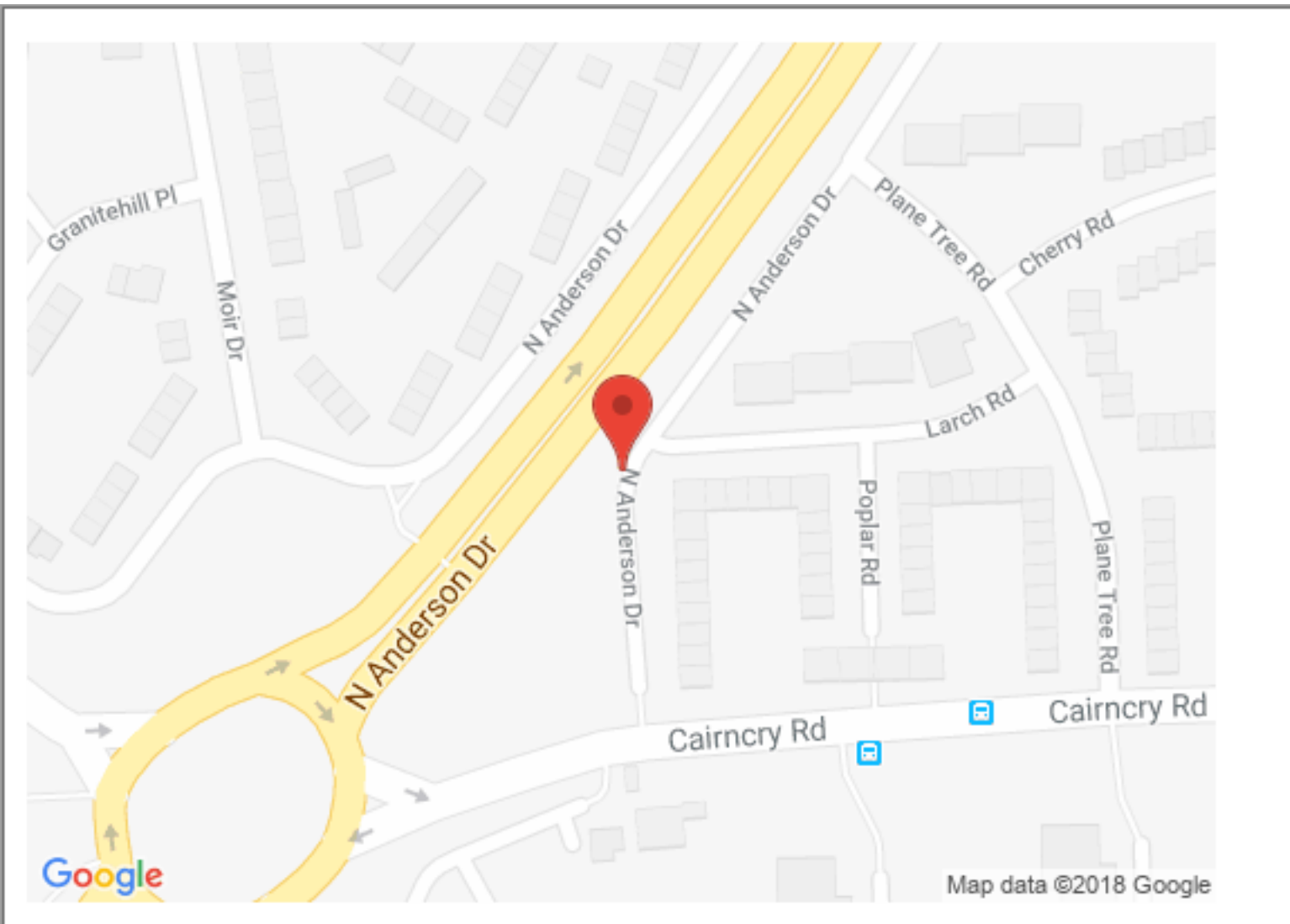
1ST FLOOR



2ND FLOOR

Floorplan

Property location



Directions

Travel north on North Anderson Drive to the Cairncry roundabout, exiting onto Cairncry Road. Turn left onto Plane Tree Road and continue to the T junction. Turn left and follow the road along where the property is located on the left hand side.

Location

The property is situated within a well established and popular residential area with a good number of local amenities within easy walking distance. Regular public transport is readily available to many parts of the city and beyond. Well placed for those working within the industrial estates in Dyce and Bridge of Don, the area is also conveniently located for access to the hospital complex at Foresterhill. Nursery, primary and secondary education is catered for nearby.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

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.