



84 Ashley Road | Aberdeen | AB10 6RJ

Three Bedroom Terraced Dwellinghouse

Offers Over £365,000

## ACCOMMODATION

### (Ground Floor)

Lounge

18'6" x 13'2" (5.64m x 4.01m) approx.

Kitchen

16'9" x 7'8" (5.11m x 2.34m) approx.

Dining Room

11'4" x 10'4" (3.46m x 3.15m) approx.

Utility Porch

6'1" x 6'8" (1.85m x 2.03m) approx.

Cloakroom W.C.

7'6" x 3'1" (2.29m x .94m) approx.

### (First Floor)

Master Bedroom

13'4" x 18'6" (4.07m x 5.64m) approx.

Double Bedroom

10'4" x 9'1" (3.15m x 2.77m) approx.

Double Bedroom

15'7" x 9'8" (4.75m x 2.95m) approx.

Bathroom

6'8" x 6'8" (2.03m x 2.03m) approx.

### (Lower Ground Level)

Lounge/TV Room

12'10" x 12'" (3.91m x 3.66m) approx.

Shower Room

7'3" x 6'3" (2.21m x 1.91m) approx.

Utility/Study

7'9" x 4'7" (2.36m x 1.4m) approx.

Gas Central Heating

Double Glazing

Rear Patio Garden

EPC Band D

We are pleased to offer for sale this well presented three bedroom mid terraced dwellinghouse in a sought after west end location. The property enjoys a desirable and convenient location on Ashley Road, a very attractive street within the most desirable west end of Aberdeen having many local amenities and cafes on its doorstep. The property has been finished to a high standard throughout and offers versatile and generously proportioned accommodation throughout.

The property firstly comprises of a welcoming entrance hallway which permits access to all lower ground accommodation along with the staircase to the first floor and access to the lower ground converted basement. The lounge is situated to the front of the property, a very generous room which is filled with natural light and can easily accommodate a range of furnishings. The very stylish and modern kitchen is situated to the rear and offers plentiful storage and work surface space being completed in an attractive neutral tone.

Additionally, the ground floor offers a dining room with further feature fireplace and access to the rear porch. This rear porch is currently utilised as a utility area and provides access to the rear patio garden. To complete the accommodation on this level is a cloakroom fitted with a w.c. and hand wash basin.

To the first floor, there are three well proportioned double bedrooms all featuring an attractive neutral decor. The master bedroom features a very attractive fireplace along with the second double bedroom having the added feature of an enclosed shower cubicle. The bathroom on this level has been fitted with a white suite comprising a w.c., hand wash basin and bath.

The lower level accommodation feature a large room which could be utilised for a variety of requirements such as a further lounge or television room and also feature a semi-open plan layout with a further space which could be furnished as a study or utility area. There is also a shower room on this level featuring a w.c hand wash basin and enclosed shower cubicle.

To the rear, the property offers a fully enclosed rear patio area offering ideal space for outdoor dining and entertaining whilst also being of low and easy maintenance.

Undoubtedly the property would easily accommodate a wide variety of requirements with internal viewing being highly recommended.



**Hallway**



**Lounge**



**Kitchen**



**Dining Room**



**Cloakroom**



**Master Bedroom**



**Double Bedroom**



**Double Bedroom**



**Bathroom**



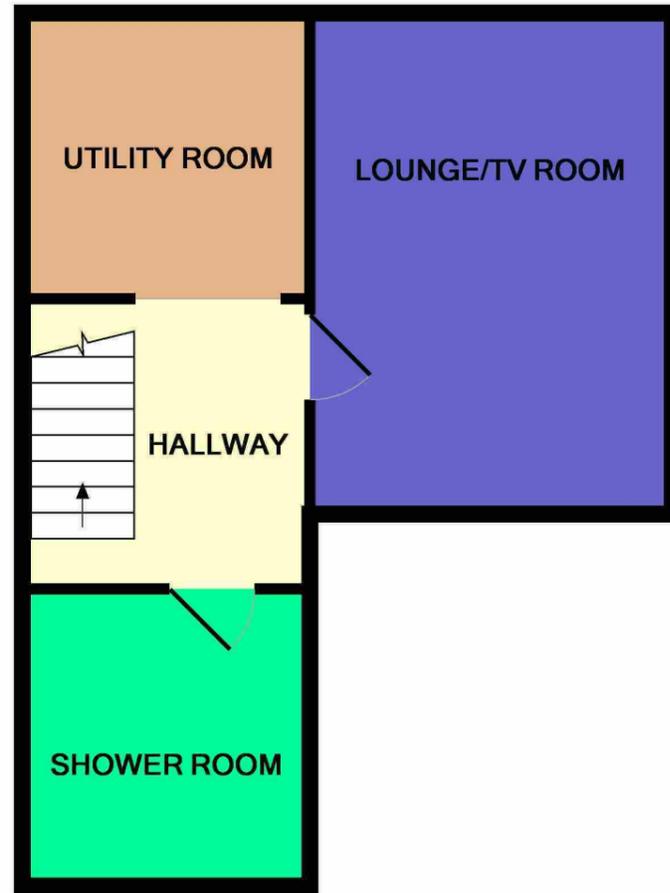
**Lounge/TV Room**



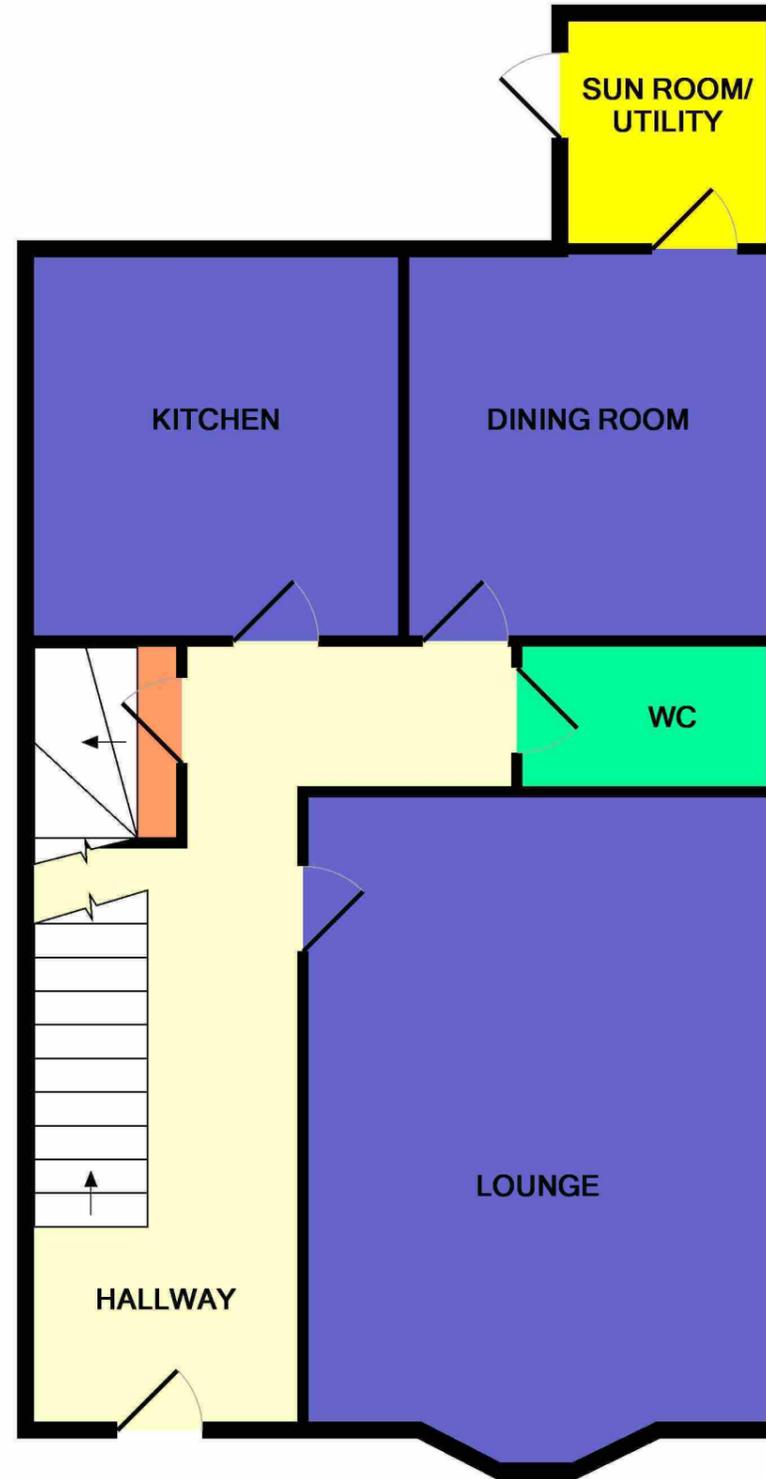
**Shower Room**



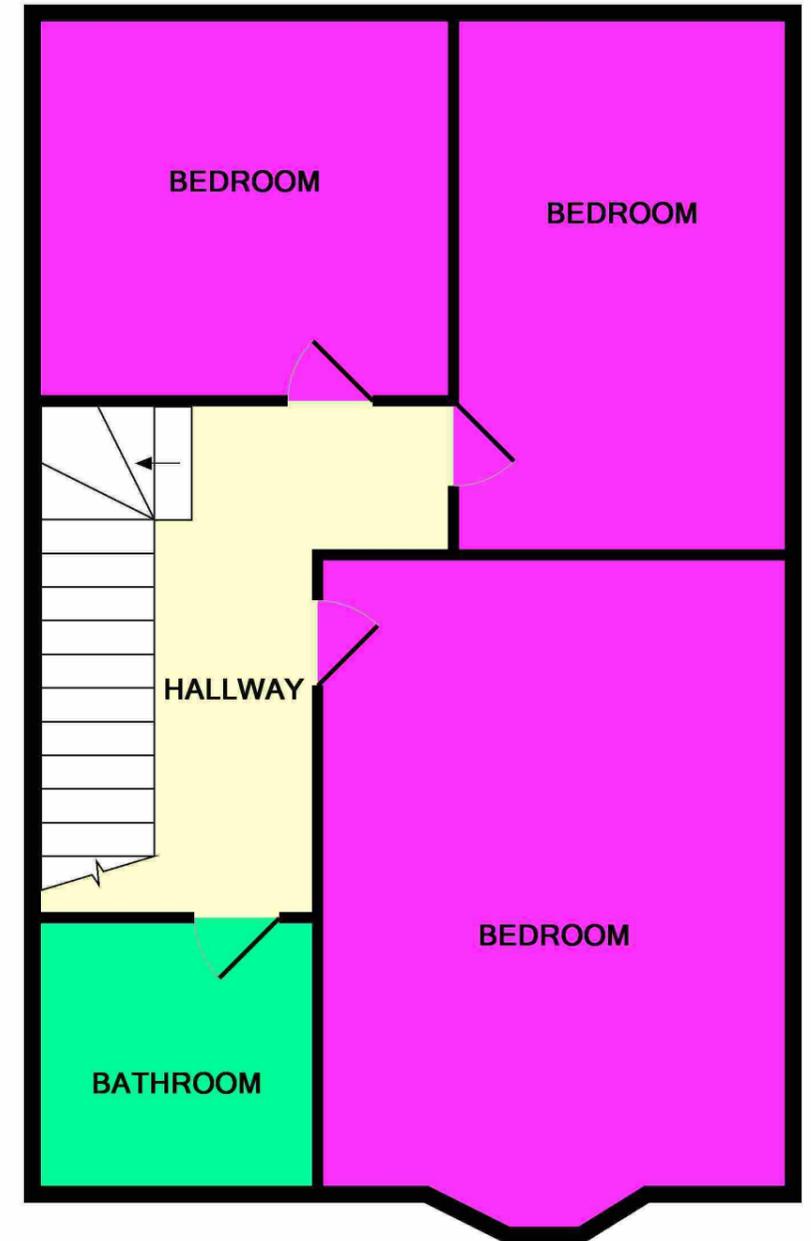
**Patio Garden**



BASEMENT LEVEL



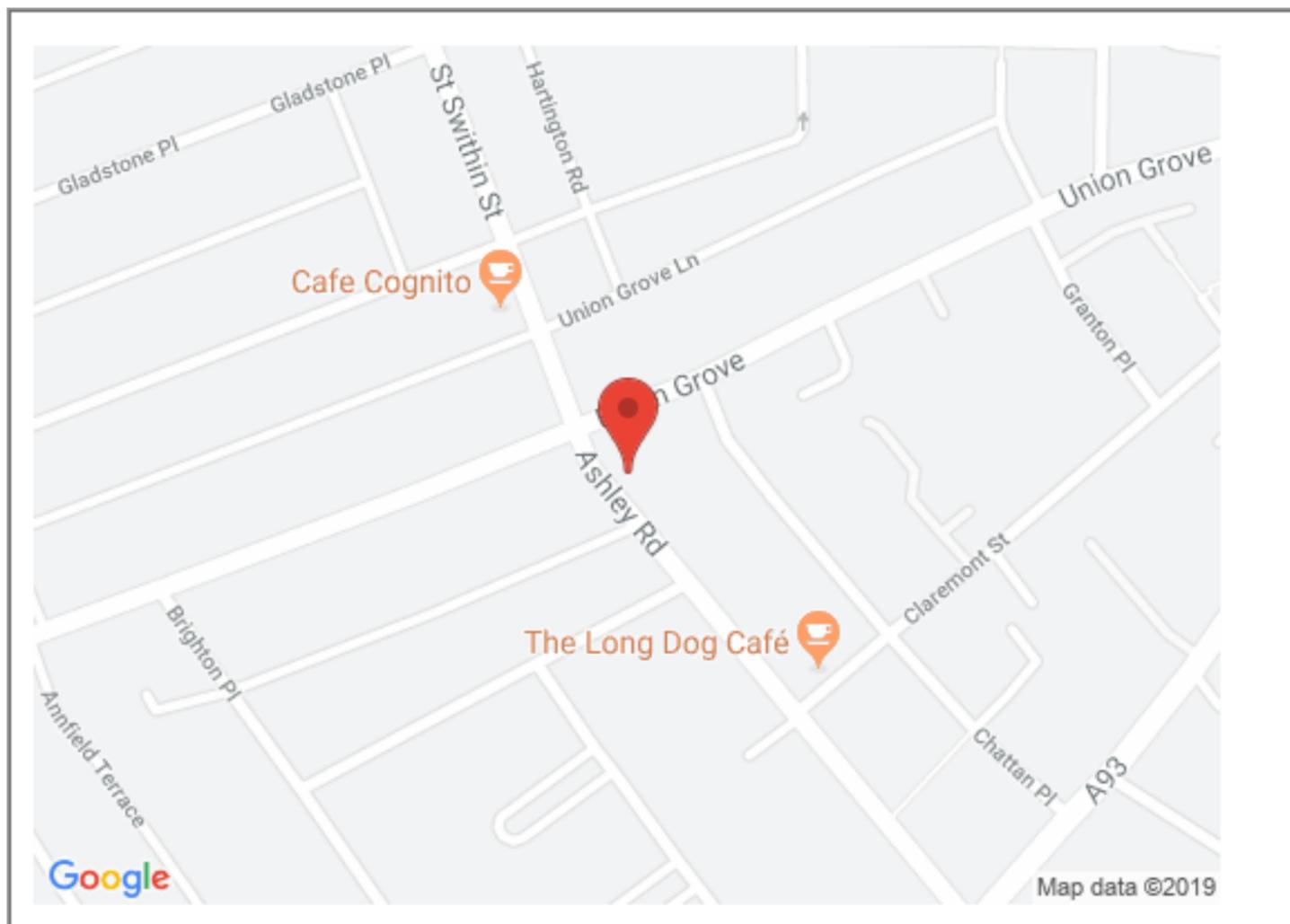
GROUND FLOOR



1ST FLOOR

# Floorplan

## Property location



Directions: From the west end of Union Street turn into Holburn Street; turn first right into Union Grove and continue to the traffic lights. Turn left into Ashley Road and no 84 is a short distance along on the left hand side.

Location: Ashley Road is set in Aberdeen's west end close to a range of shopping facilities in Mannofield and within relatively easy walking distance of Aberdeen City centre with its many recreational, leisure and shopping facilities. The area is within the catchment of excellent primary and secondary schools and with Aberdeen Ring Road being located nearby most parts of the City are readily accessible.

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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.