



1 Garthdee Terrace | Aberdeen | AB10 7JE

Five Bedroom Semi-Detached Dwellinghouse

Offers Over £200,000



## ACCOMMODATION

### Lounge

15'4" x 11'8" (4.67m x 3.56m) approx.

### Kitchen

11'6" x 7'8" (3.51m x 2.34m) approx.

### Bedroom

13'9" x 12'2" (4.19m x 3.71m) approx.

### Bedroom

15'5" x 10'2" (4.7m x 3.1m) approx.

### Shower Room

6'7" x 6'3" (2.01m x 1.91m) approx.

### Bedroom

13'1" x 10'6" (3.99m x 3.2m) approx.

### Bedroom

13'0" x 11'8" (3.96m x 3.56m) approx.

### Bedroom

12'9" x 9'8" (3.89m x 2.95m) approx.

### Shower Room

7'7" x 6'4" (2.31m x 1.93m) approx.

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

Gas Central Heating

Double Glazing

EPC Band E

Situated within the established residential area of Garthdee and within close proximity to Robert Gordon University, we offer for sale this five bedroom semi-detached dwellinghouse. The property offers spacious accommodation and having previously had an HMO, offers an excellent opportunity for either a family or buy to let investor.

The home is entered into the hallway, giving way to the rear facing lounge with wall-mounted electric fire. The kitchen features a range of units and free-standing appliances, as well as a stainless steel sink and drainer. From here, access is given into the internal hall, giving way to the rear door and two double bedrooms with built in storage, as well as the shower room with white suite. Completing the ground floor, the front facing bedroom is a generous double with ample space for free-standing furniture.

The carpeted staircase ascends to the first floor landing, giving way to the remaining accommodation. The two double bedrooms benefit from built in storage and the shower room completes the home.

Outside, the low maintenance front garden is laid with stone chips and a further area to the side is completed with tarmac.



**Lounge**





**Kitchen**





**Bedroom**





**Bedroom**





**Shower Room**





**Bedroom**





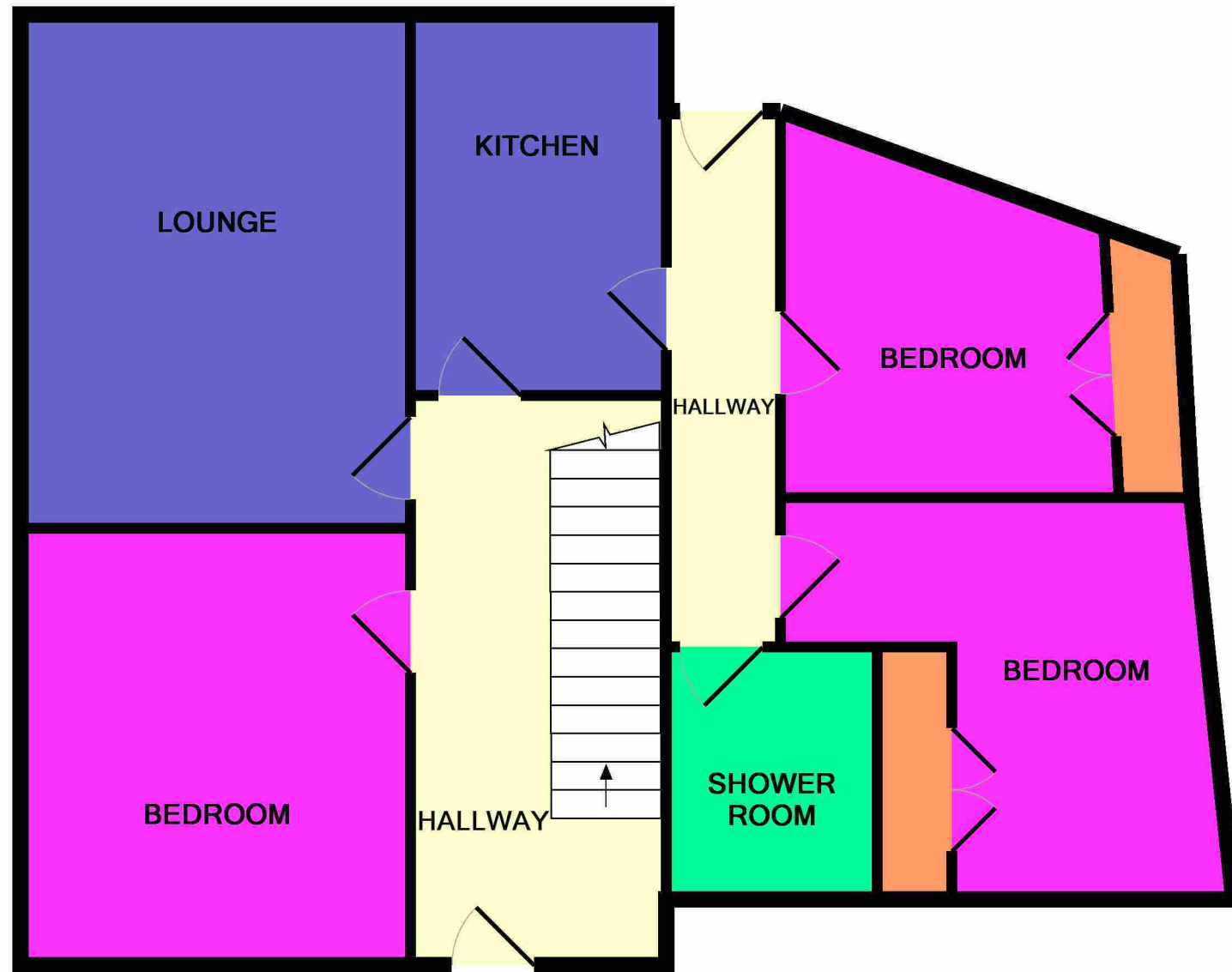
**Bedroom**



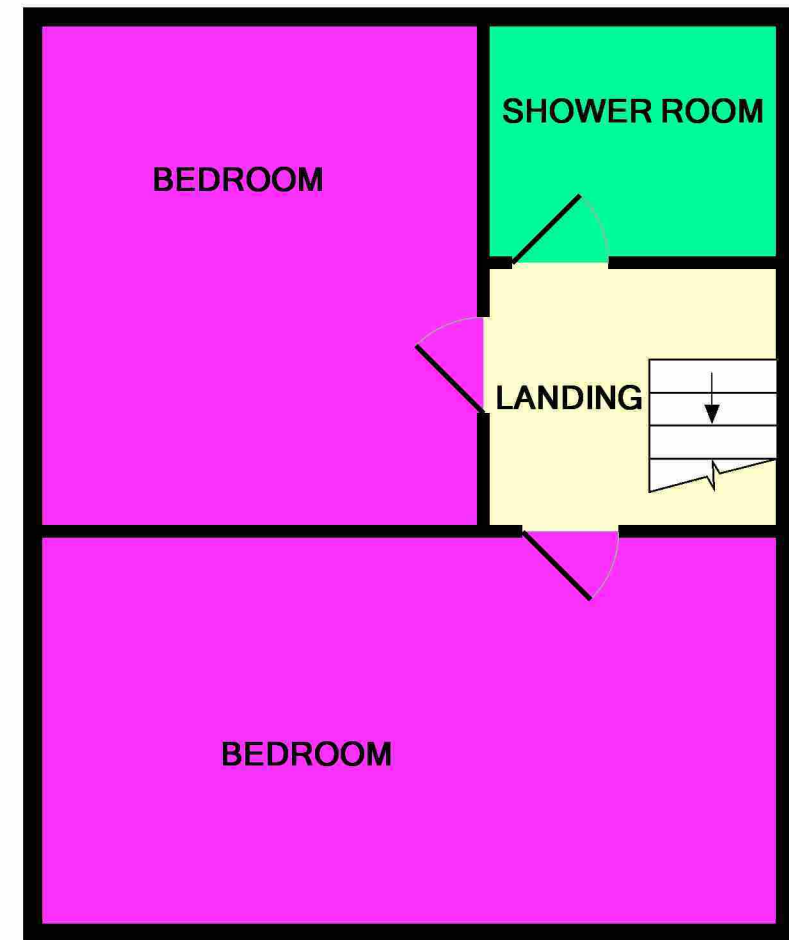


**Garden**





GROUND FLOOR



1ST FLOOR

# Floorplan



**Property location**



**Directions**

From Bridge of Dee roundabout proceed onto Garthdee Road. Continue up the hill and turn right onto Craigievar Road. Turn first right onto Montrose Drive and then turn right again onto Pitmedden Crescent. Turn second left onto Garthdee Drive and Garthdee Terrace is first on the right.

**Location**

Garthdee has a good range of local amenities including excellent shopping facilities at the Bridge of Dee including Asda, Sainsburys, Boots and B & Q. There are good public transport services and the David Lloyds Health Club. The Robert Gordons University is within easy walking distance.

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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.