



40 Heathryfold Place | Aberdeen | AB16 7ED

Two Bedroom Semi Detached Dwellinghouse

Offers Over £140,000

We are delighted to offer for sale this well presented and generously proportioned two bedroom semi detached dwellinghouse in a popular city location. The property has been finished in a modern and neutral decor throughout and would allow a purchaser to take occupancy with the utmost of ease being presented in a desirable walk in condition.

The accommodation itself comprises firstly from an entrance hallway which provides access to all accommodation on the ground level and to the first floor. The lounge runs the length of the property and enjoys an outlook to both the front and rear of the property whilst offering plentiful space for a range of furniture. The kitchen is situated to the rear and has been fitted with multiple base and wall units providing adequate storage and work surface space whilst also allowing space for the white goods such as the washing machine, fridge freezer and range style oven which are to be included within the sale. Access is also provided to the rear garden from the kitchen.

To the first floor, there are two very well proportioned double bedrooms both of which can very easily accommodate multiple pieces of free standing furniture and benefit from a neutral decor. The bathroom has been fitted with a white suite comprising of a w.c., hand wash basin and shower over bath.

To the rear there is a side and rear garden area which has been laid to stone chip for easy maintenance along with a paved driveway to the front.

ACCOMMODATION

(Ground Floor)

Lounge

19'1" x 10'4" (5.82m x 3.15m) approx.

Kitchen

10'9" x 7'8" (3.28m x 2.34m) approx.

(First Floor)

Double Bedroom

15'5" x 9'5" (4.7m x 2.87m) approx.

Double Bedroom

12'1" x 8'9" (3.68m x 2.67m) approx.

Bathroom

6'3" x 5'2" (1.91m x 1.58m) approx.

Gas Central Heating

Double Glazing

Driveway

EPC Band - C



Lounge



Lounge



Kitchen



Double Bedroom



Double Bedroom



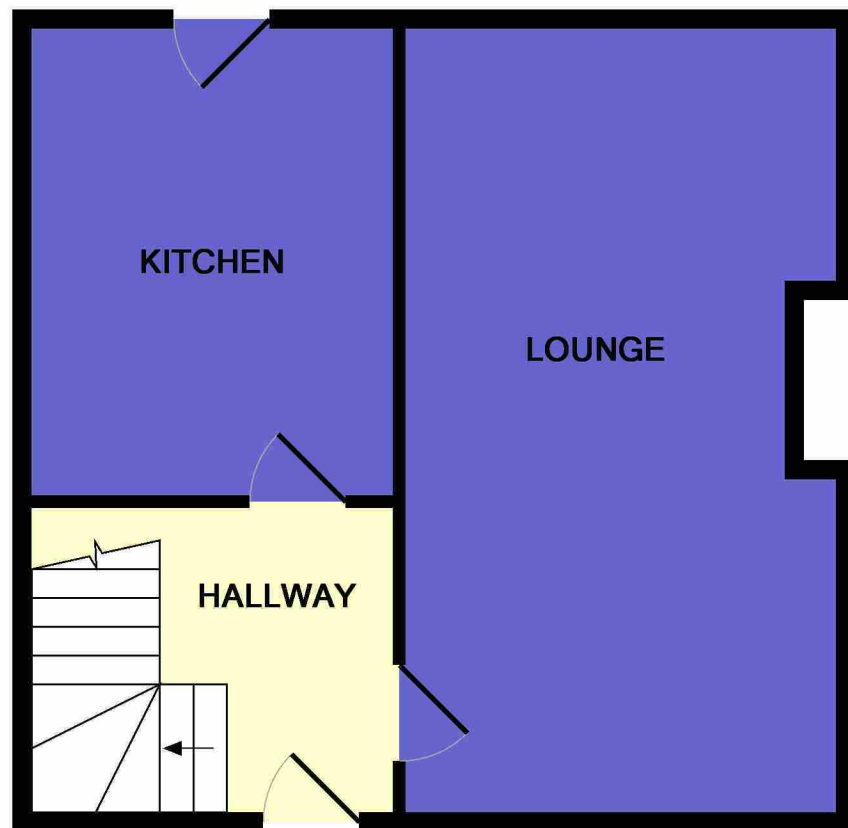
Bathroom



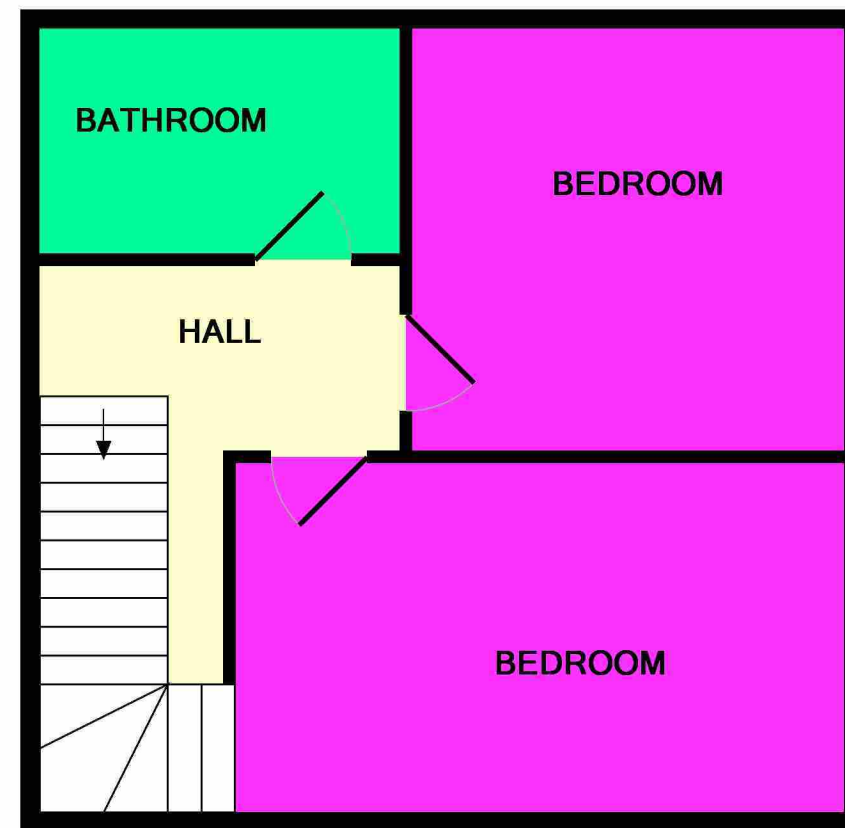
Driveway



HEATHRYFOLD PLACE



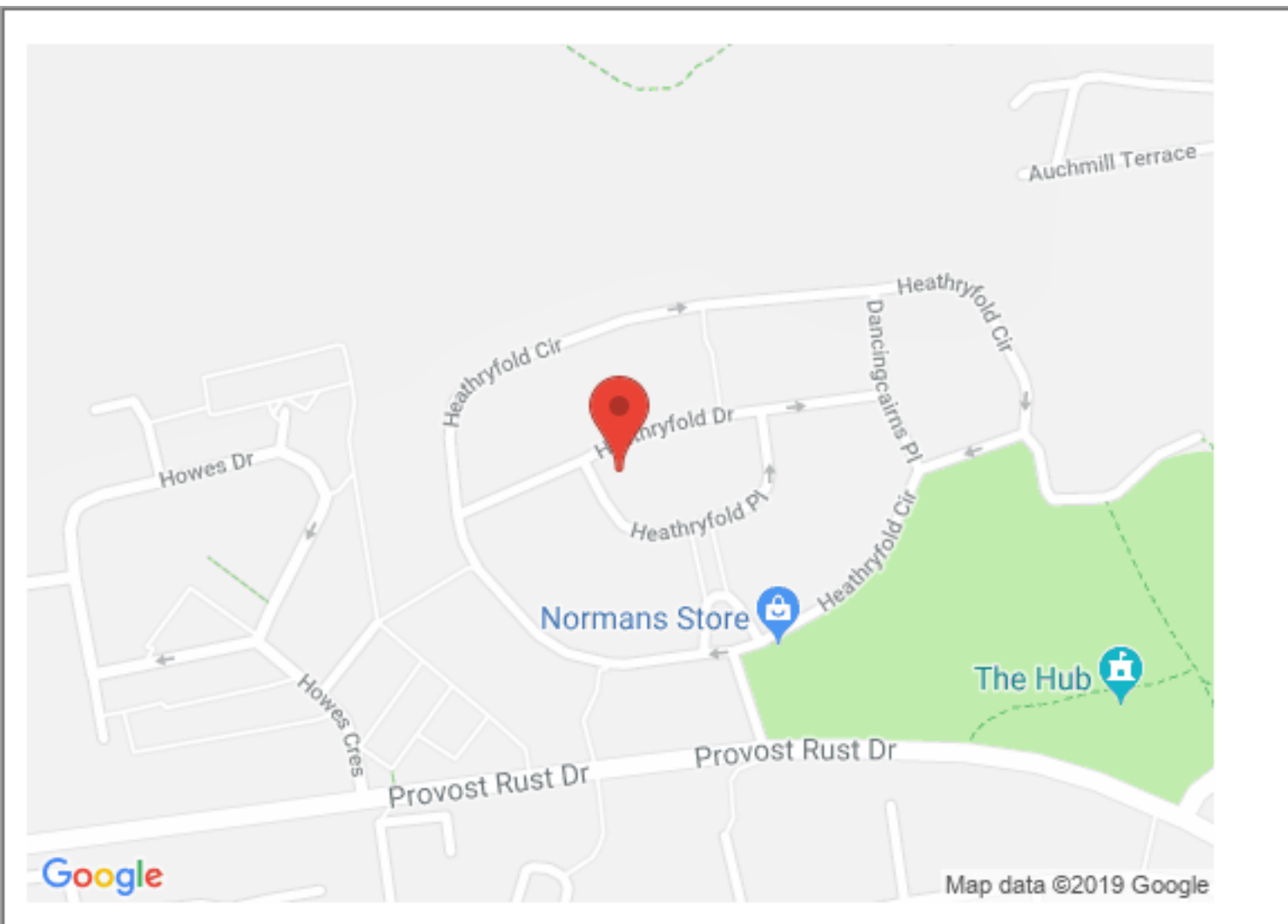
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions Travelling north on the main Aberdeen ring road proceed to the Rosehill roundabout and turn left onto Provost Rust Drive. Continue a good distance along Provost Rust Drive and Heathryfold Circle is situated on the right. This is a one way system, as you enter go to left and follow the road round turning into Heathryfold Drive on the right and taking the next right onto Heathryfold Place.

Location The property is situated in the Heathryfold area of Aberdeen which is a well established residential area with its own range of local amenities. There are good primary and secondary schools and excellent public transport facilities making many parts of Aberdeen easily accessible from this property. A short drive leads to the main Aberdeen ring road which provides easy commuting to both north and south.

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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.