



378 Victoria Road | Aberdeen | AB11 9PA

Self Contained Two Bedroom Maisonette

Offers Over £80,000

We are pleased to offer for sale this generously proportioned two bedroom self contained maisonette situated on the popular residential street of Victoria Road. The property offers generous accommodation throughout and benefits greatly having its own entrance to the rear of the block of flats.

The property comprises from an entrance hallway providing access to the staircase and all accommodation on the ground floor. The lounge is situated to the rear of the property, a generous room which can easily host a wide range of furnishings. The kitchen has been fitted with a wide range of base and wall units providing various storage and work surfaces in addition to space for white goods. The kitchen also feature two fitted storage cupboards whilst also offering space for dining.

To the first floor, there are two spacious double bedrooms, both of which offer a form of fitted wardrobes being a much sought after benefit. The bathroom has been fitted with a white suite comprising a w.c., hand wash basin and shower over bath.

There is additional shared green areas around the development with on-street parking available.

ACCOMMODATION

Lounge

14'4" x 12'2" (4.37m x 3.71m) approx.

Kitchen

14'1" x 8'6" (4.29m x 2.59m) approx.

Double Bedroom

14'4" x 8'6" (4.37m x 2.59m) approx.

Double Bedroom

11'4" x 9'6" (3.46m x 2.9m) approx.

Bathroom

7'7" x 4'9" (2.31m x 1.45m) approx.

Electric Heating

Double Glazed

EPC Band - E



Lounge



Kitchen



Kitchen



Double Bedroom



Double Bedroom



Double Bedroom



Bathroom



View from Lounge



External



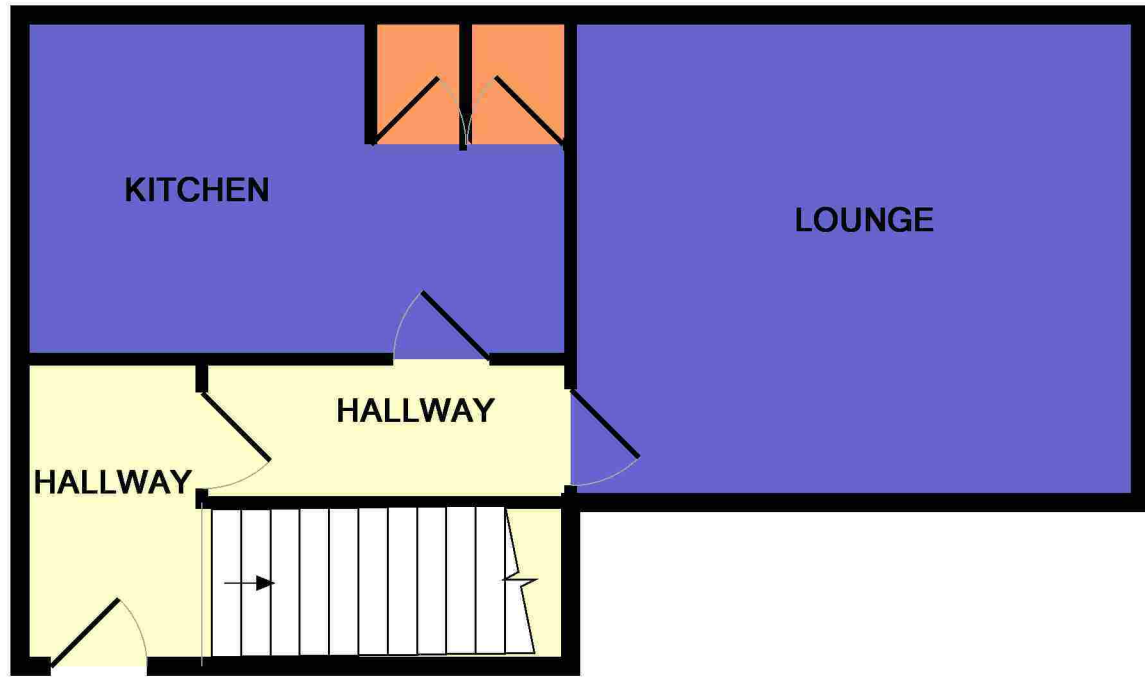
View from Property



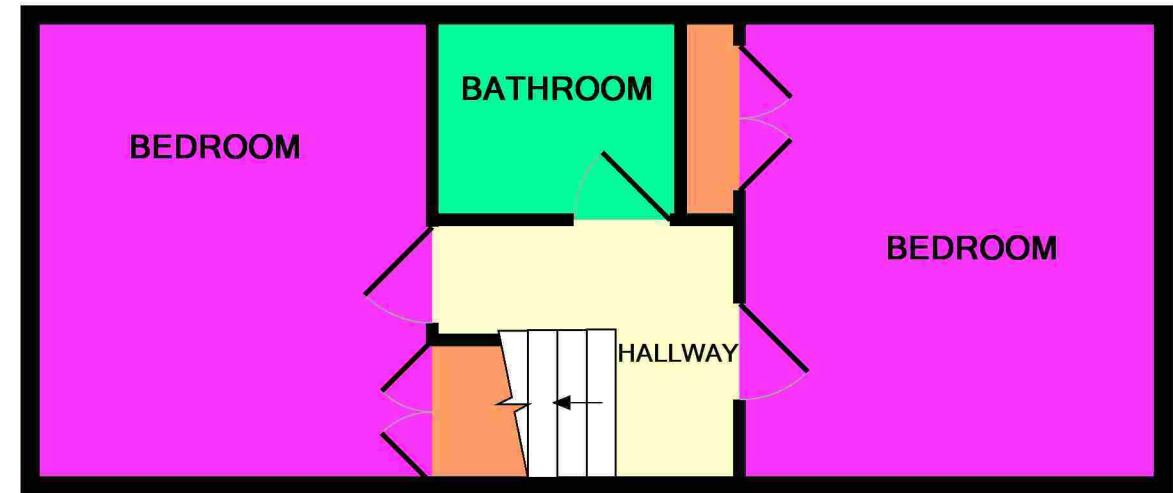
View from Property



View from Property



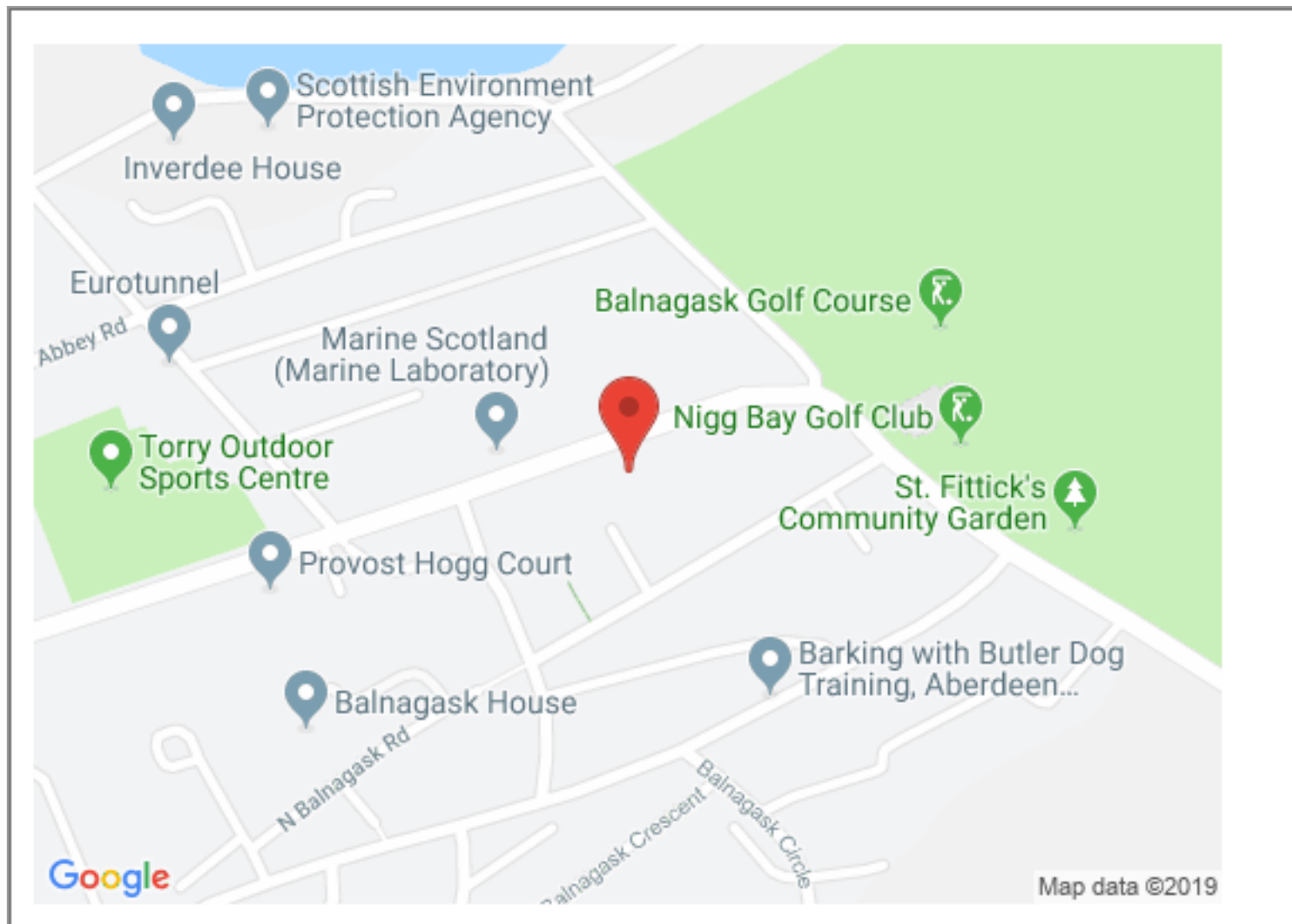
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: From Union Street continue into Market Street and travel straight ahead at the traffic lights crossing Victoria Bridge. Travel on Victoria Road for some distance and No 378 is almost at the end of Victoria Road on the right hand side.

Location: Torry is a popular location situated on the south side of Aberdeen giving easy access to the oil-related offices at Tullos, Altens and Badentoy, as well as the main A90 south. The area is well served by a host of local shops, public transport and local nurseries and primary schooling.

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.