



**57 Morrison Drive**

Garthdee, Aberdeen, AB10 7EA

ledingham  
chalmers  
estate agency





Lounge





Kitchen



Bedroom One

**57 Morrison Drive  
Garthdee, Aberdeen, AB10 7EA**

**Three Bedroom Top Floor Flat With City Roof  
Top Views**

- Ideal first time purchase or buy-to-let investment
- Generously proportioned lounge with delightful views
- Fully fitted kitchen with appliances included in the sale
- Three spacious bedrooms
- Fresh shower room with heated towel rail
- Well-maintained grounds to the rear



**Three beds.**



**One bathroom.**



**One public room.**

## Three Bedroom Top Floor Flat With City Roof Top Views

We are delighted to offer for sale this well presented, three bedroom, top floor flat in the popular residential area of Garthdee.

Pleasantly decorated throughout with fresh decor, this property presents an ideal first time purchase or buy-to-let investment, having had a successful rental history for many years.

Upon entering the property, a bright and airy hallway offers entry to the accommodation and houses a large cupboard, offering excellent storage.

The lounge is a generously proportioned room, freshly decorated in white tones, stylishly offset by a fitted grey carpet and overflowing with light from the large window which offers fabulous city roof top views to the front of the property. Ample space is available for both free-standing and dining furniture.

The kitchen offers a good range of base and wall units, finished in wood effect with contrasting worktops and all appliances including the oven, fridge/freezer, washing machine and microwave will all remain as part of the sale.



Bedroom Two



Bedroom Three





Shower Room



Views

The largest of the double bedrooms has a delightful rear aspect and is freshly decorated in relaxing blue and white tones, boasting an array of storage within the triple wardrobe which boasts mirrored sliding doors.

The second of the double bedrooms is also a generous double, affording space for free-standing furniture as desired and boasting a built-in double wardrobe, also with mirrored sliding doors.

A third bedroom features fresh grey decor and carpet and enjoys lovely views to the rear.

Completing the internal accommodation is the shower room which is fully tiled and enjoys fresh white hues, stylishly offset by the grey tiled floor. Featuring a white three piece suite comprising WC, wash hand basin neatly housed in a white gloss vanity unit, and walk-in shower cubicle, there is also a heated towel rail for convenience.

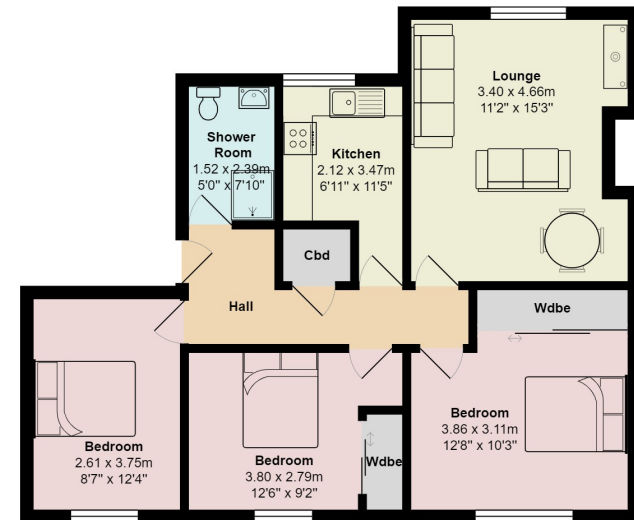
Benefiting from both gas central heating and double glazing, this is an ideal opportunity to purchase a property in true move-in ready condition where the purchaser can move in with the utmost of ease.

Early viewing is highly encouraged.

## Accommodation and plans

Lounge	11'2" x 15'3"	3.4m x 4.65m
Kitchen	6'11" x 11'5"	2.11m x 3.48m
Bedroom One	12'8" x 10'3"	3.86m x 3.12m
Bedroom Two	12'6" x 9'2"	3.81m x 2.79m
Bedroom Three	8'7" x 12'4"	2.62m x 3.76m
Shower Room	5'0" x 7'10"	1.52m x 2.39m

57 Morrison Drive



## **Directions**

From the west end of Union Street, continue onto Holburn Street. At the mini roundabout, take the second exit onto Broomhill Road. Continue along Broomhill Road through the roundabout, at Anderson Drive, onto Auchinyell Road. Take the last turning on the right into Morrison Drive and follow the road round till you reach No. 57.

## **Location**

Morrison Drive is situated within a quiet residential area to the south of the City allowing easy access to the City Centre and nearby Bridge of Dee retail area which has an Asda, Sainsbury's and B&Q superstores. The RGU campus, David Lloyd leisure facility and Garthdee Health Centre are all within easy walking distance whilst the Old Deeside Railway Line offers a pleasant pedestrian walkway. A regular public transport service to and from the City Centre is also available close by.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.