



113 Anderson Drive | Aberdeen | AB15 6BG

Period Three Bedroom Property in Prime Location

**Fixed Price £285,000**

We are delighted to offer for sale this elegant three bedroom traditional self-contained ground floor apartment, which occupies the whole of the ground floor of a former granite mansion. Internal viewing is highly recommended to allow you to appreciate the attractive, traditional features that this property has to offer.

The property is entered into a large vestibule which has a cloakroom to the rear finished with a Victorian suite. The large lounge is situated to the rear, has a west facing bay window overlooking the garden and a French door, with the most impressive fireplace with a Living Flame electric fire and parquet flooring. The dining room, with space for a full size dining table and chairs leads through to an exceptionally large dining kitchen fitted with an excellent range of units with contrasting worktop, door to the garden, window to the side and rear, full range of kitchen white goods which are to remain, ample space for informal dining if required. An unusual feature of the room is the spiral staircase leading to a bedroom/den on mezzanine level. There are two exceptionally large double bedrooms to the front, both having extremely attractive features including original cornicework and fireplaces, both having large windows allowing natural light to flood these beautiful rooms. Completing the accommodation is the bathroom which has a three piece white suite comprising w.c., wash hand basin and bath.

The property enjoys a well maintained mutual tiered garden to the front, laid to lawn with gravel paths. The rear garden has a further mutual area and large exclusive areas, being exceptionally well maintained, laid to lawn surrounded by granite wall, flower beds and fruit bushes.

There is a parking lay-by at the front of the property for two vehicles, which is Council owned. A parking permit for Royfold Crescent is available on application to Aberdeen City Council

### Ground Floor

#### Cloakroom

7'8" x 4'3" (2.34m x 1.3m) approx.

#### Lounge

20'0" x 17'0" (6.1m x 5.18m) approx.

#### Dining Kitchen

27'7" x 12'9" (8.41m x 3.89m) approx.

#### Dining Room

12'8" x 11'9" (3.86m x 3.58m) approx.

#### Double Bedroom

20'10" x 17'2" (6.35m x 5.23m) approx.

#### Double Bedroom

17'0" x 15'9" (5.18m x 4.8m) approx.

#### Bathroom

9'8" x 5'8" (2.95m x 1.73m) approx.

### Mezzanine Floor

#### Bedroom

12'8" x 12'1" (3.86m x 3.68m) approx.

Part Double/Part Secondary Glazing/Part Single Glazing

Gas Central Heating

Alarm System

EPC Band E

The carpets and other floor coverings, curtains and light fittings, as well as the white goods in the kitchen are included in the price and will remain.



**Vestibule**



**Reception Hallway**



**Lounge**



Lounge



**Lounge**



**Dining Kitchen**





**Dining Kitchen**



**Dining Room**



**Master Bedroom**



**Master Bedroom**



**Double Bedroom**



**Double Bedroom**



**Bathroom**



**Bedroom/Den**

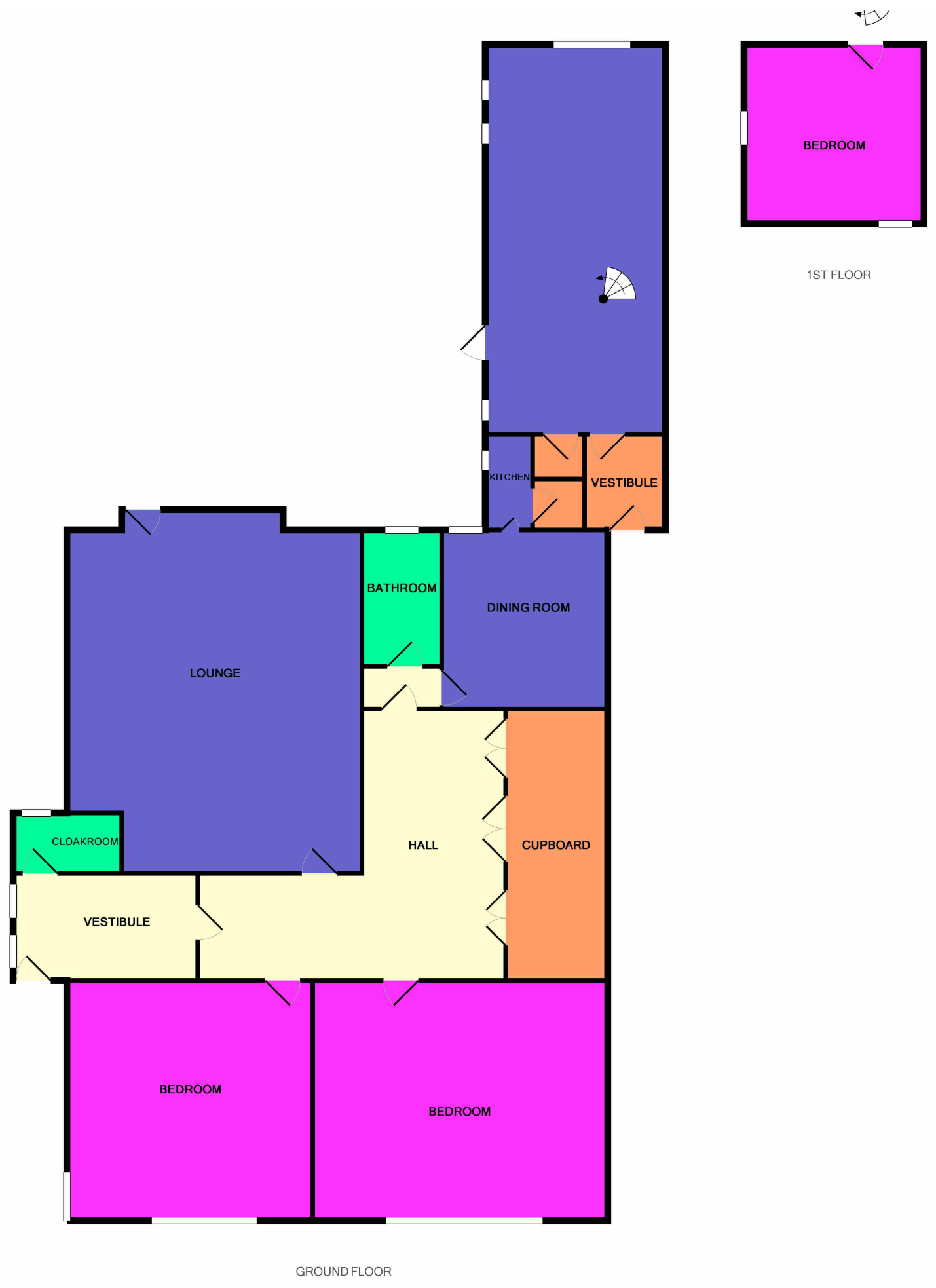




**Rear Garden**



**Rear Garden**



**Floor Plan**

### Property location



#### Directions:

Travelling from Union Street proceed onto Alford Place, Albyn Place and thereafter onto Queens Road. At the original Earls Court roundabout continue to your right onto Anderson Drive and the property is the second one on the left hand side. There is a lay-by off Anderson Drive at the front of the property.

#### Location:

The property is situated a short distance from the original Earls Court roundabout, located to the left hand side of Anderson Drive on an elevated position and enjoys bright pleasing outlooks. The area is catered for by good local amenities and being on the main arterial route it provides easy commuting to north and south of the city. There are good public transport facilities, education amenities and it is within easy reach of most of Aberdeen's independent schools.

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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.