



19 Usan Ness | Altens | AB12 3NF

Two bedroom Terraced Dwellinghouse

**Fixed Price £130,000**



We offer for sale this two bedroom mid terraced dwellinghouse in the popular residential location of Altens. The property offers a fantastic opportunity being ready for renovation, offering a purchaser the opportunity to truly make the property their own and utilise this space to suit their own personal requirements.

The accommodation comprises of a generous lounge to the front benefiting from a pleasant view over the front garden. Also on the ground floor is the kitchen which does feature a range of base and wall units with an outlook to the rear of the property. The ground floor additionally features a large storage cupboard to the rear entrance along with further storage to the front.

To the first floor there are two well proportioned double bedrooms, both of which can easily accommodate a wide range of furniture whilst also benefiting from forms of fitted storage. The bathroom is also situated on this level and features a w.c. hand wash basin and enclosed shower cubicle.

To the exterior the property benefits from both front and rear gardens with both offering laid to lawn areas feature a variety of mature shrubbery. The rear garden is fully enclosed with timber fencing.

The property also benefits from private parking with the residents car park directly to the front of the property.

ACCOMMODATION

(Ground Floor)

Lounge  
16'4" x 10'4" (4.98m x 3.15m) approx.  
Kitchen  
10'3" x 8'9" (3.12m x 2.67m) approx.

(First Floor)

Double Bedroom  
10'4" x 14'8" (3.15m x 4.47m) approx.  
Double Bedroom  
13'6" x 10'6" (4.12m x 3.2m) approx.  
Bathroom  
6'2" x 6'2" (1.88m x 1.88m) approx.

Double Glazing

Rear Garden

EPC Band - C





**Hallway**





**Lounge**





**Kitchen**





**Double Bedroom**





**Double Bedroom**





**Bathroom**





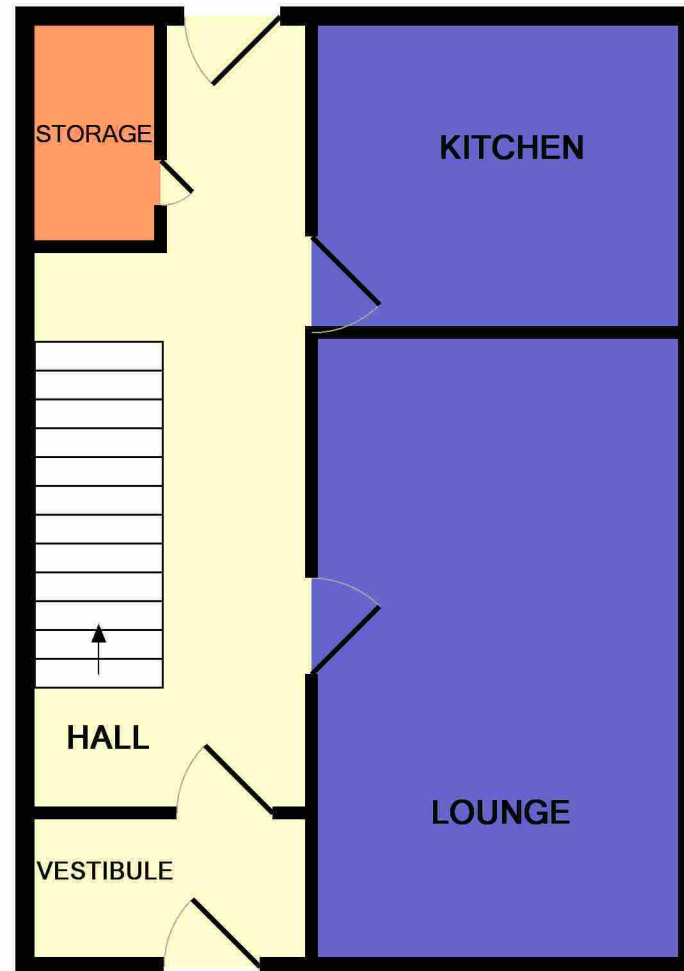
**Garden**



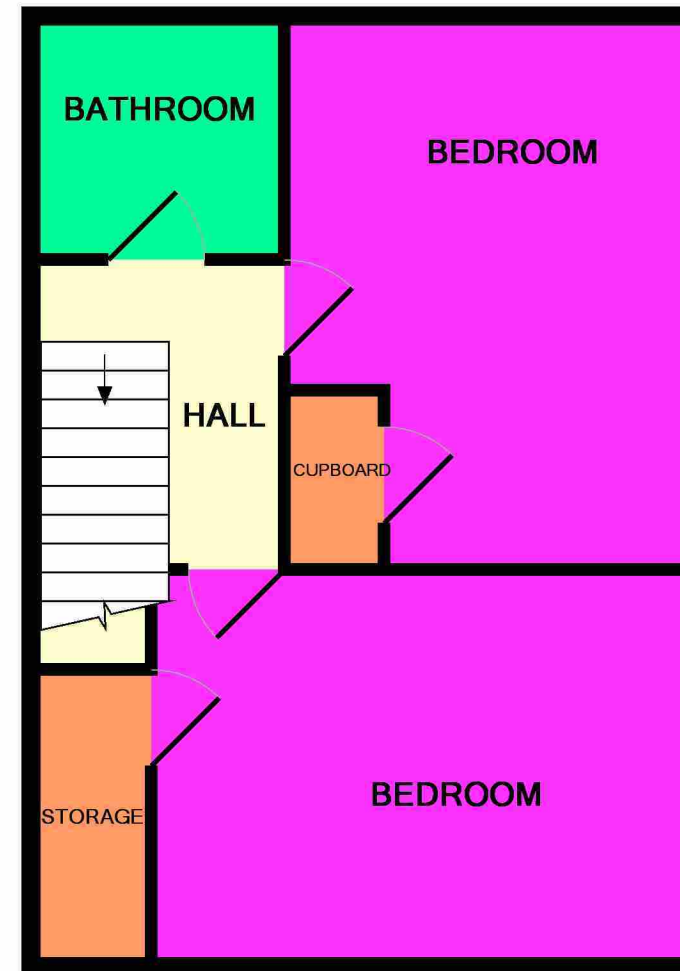


**Garden**





GROUND FLOOR

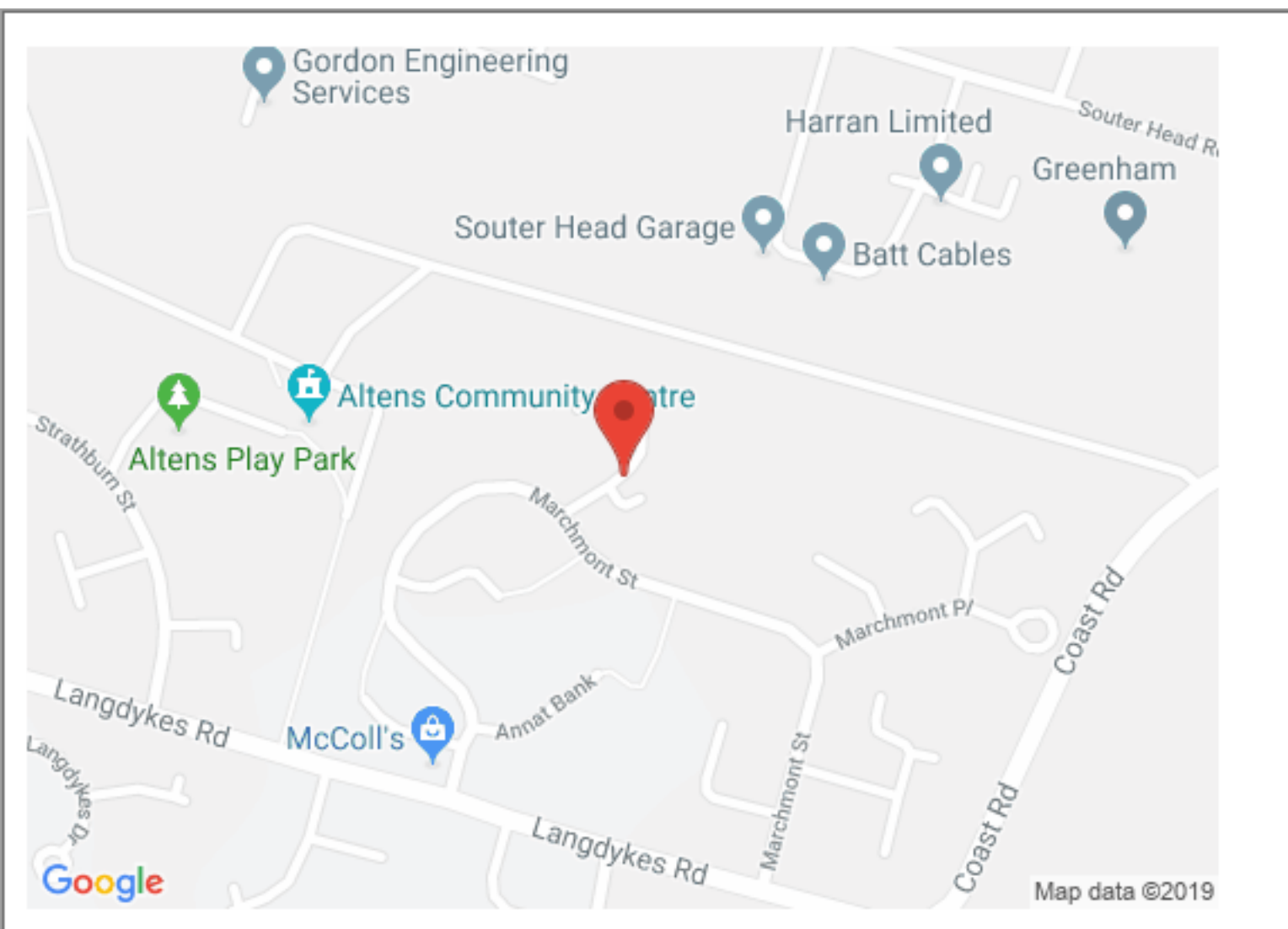


1ST FLOOR

## Floorplan



### Property location



**Directions:** Travel south on Wellington Road, at the large roundabout take the second exit towards Cove/Altens onto Langdykes Road. Take the third on the left into Marchmont Place and follow the road round turning first left into Usan Ness, follow the road round to the left to reach number 19.

**Location:** The property is situated within the popular Altens area of Aberdeen which has its own range of local amenities at nearby Cove. There are also good education facilities and excellent public transport to the city centre. The area is particularly convenient for those working at the oil related and industrial complexes that are situated at both Altens and Tullos. There is also easy access to the main Aberdeen road south and the Bridge of Dee.

Ledingham Chalmers  
Johnstone House, 52-54 Rose Street  
Aberdeen AB10 1HA  
Tel: 01224 632500 • Fax: 01224 408444  
Email: [property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)  
Web: [www.ledinghamchalmers.com](http://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.