



**7 Poplar Road**  
Aberdeen, AB16 5ES

ledingham  
chalmers  
estate agency



Lounge



Dining area



Dining area/kitchen

## 7 Poplar Road Aberdeen, AB16 5ES

### Deceptively spacious three bedroom home

- Mid terrace home
- Great sized lounge to the front of the property
- Open plan kitchen and dining area with access to the rear
- Ample storage found throughout the property
- Low maintenance patio area to the rear



Three beds.



One bathroom.



Two public rooms.

## Deceptively spacious three bedroom home

Situated in a quiet cul de sac in the residential area of Rosehill, we offer for sale this three bedroom, mid terrace home providing excellent accommodation and storage throughout.

When entering the property from the front you are greeted by a spacious and welcoming entrance hallway which provides access to a good sized cupboard, most of the ground floor accommodation and houses the stairs to the first floor.

The generous lounge is located to the front of the property and benefits from a feature fireplace which gives a great focal point to the room. There is a door towards the rear which gives access to the dining area.

The dining area and kitchen are located to the rear of the property and are open plan to each other to create a fantastic entertaining and social space. The kitchen is fitted with a range of base and wall units to provide ample storage and worktop space, with all appliances included in the sale. A useful breakfast bar provides space for informal dining along with helping to separate the two rooms. Three good sized storage cupboards are found over the two rooms. A door in the dining area leads out to the rear garden.



Kitchen



Bedroom one



Shower room



Exterior

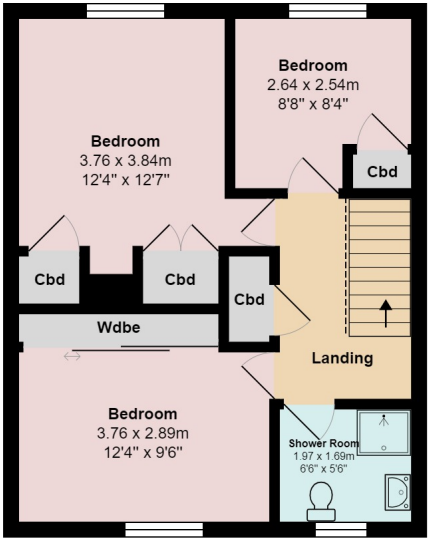
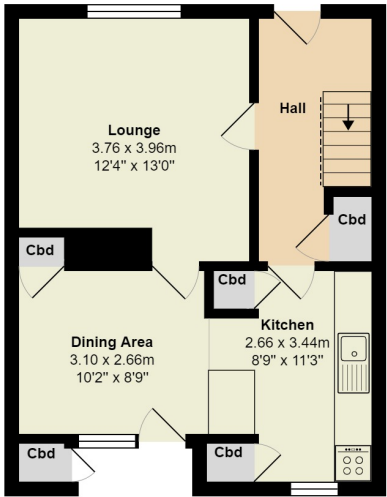
Three good sized bedrooms are found on the first floor with all of them benefiting from either a built-in cupboard or wardrobe. The accommodation is completed by a sizeable cupboard on the first floor landing and shower room to the rear of the property complete with walk-in shower.

Externally the property benefits from two gardens, one to the front and an other to the rear. Both gardens are low maintenance, with the front being laid with slabs and shrubs, the rear is also laid with slabs to create a large patio area.

The property is fully double glazed and benefits from gas central heating. All carpets and floor coverings, curtains, all light fittings and kitchen appliances to remain.

Accommodation and plans

|               |               |               |
|---------------|---------------|---------------|
| Lounge        | 12'4" x 13'0" | 3.76m x 3.96m |
| Dining area   | 10'2" x 8'9"  | 3.1m x 2.67m  |
| Kitchen       | 8'9" x 11'3"  | 2.67m x 3.43m |
| Bedroom one   | 12'4" x 12'7" | 3.76m x 3.84m |
| Bedroom two   | 12'4" x 9'6"  | 3.76m x 2.9m  |
| Bedroom three | 8'8" x 8'4"   | 2.64m x 2.54m |
| Shower room   | 6'6" x 5'6"   | 1.98m x 1.68m |



## Directions

From North Anderson Drive, turn into Cairncry Road, left into Plane Tree Road, left into Larch Road, then left into Poplar Road.

## Location

Poplar Road is located in the Rosehill area of the city just off Cairncry Road. The property is conveniently located near to the Aberdeen Ring Road giving access to most parts of the city. There are a variety of local shops with Co-Operative and Aldi supermarkets close by. The primary school and the hospital complex at Foresterhill are also nearby and there is a regular bus service to and from the city centre.

## Arrange a viewing

Viewing By appointment telephone 07429 482385 or 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.