



21 Pitmedden Terrace
Kaimhill, Aberdeen, AB10 7HR

ledingham
chalmers
estate agency



Lounge



Kitchen

**21 Pitmedden Terrace
Kaimhill, Aberdeen, AB10 7HR**

**Three bedroom semi-detached home with
garden and off street parking**

- Semi detached three bedroom home
- Off street parking
- Convenient location for Robert Gordon University
- Rear garden
- Outdoor cellar



Three beds.



One bathroom.



One public room.

Three bedroom semi-detached home with garden and off street parking

Enjoying a popular location, within walking distance of the Robert Gordon Garthdee University Campus and within easy reach of the city centre, we are delighted to offer for sale this three bedroom semi detached house with off-street parking.

The property comprises of a spacious entrance hall, which provides access to the Kitchen, Lounge and Bedroom and large storage cupboards. The Kitchen and Lounge is located to the rear of the property with the Lounge benefiting from a large window overlooking the rear garden and gas fire. The Kitchen has direct access to the rear garden and comes with all white good included. Bedroom Three is bright and airy with a useful built-in shelved cupboard allowing the room to act as Dining or Family Room if needed.

On the upper floor there is a loft hatch, complete with ramsay ladder and floored loft space. The Master Bedroom, like the lounge, benefits from a large window over looking the rear garden. Bedroom Two is located to the front of the house, with walk-in cupboard. The family bathroom is also located on the first floor and comprises of both a bath and shower and is finished off with vinyl flooring.

Outside to the front of the property there is off-street parking for one car, with the rear garden being lovingly kept over the years. The gardens has two shed, one connected to power, patio areas and greenhouse.



Bedroom

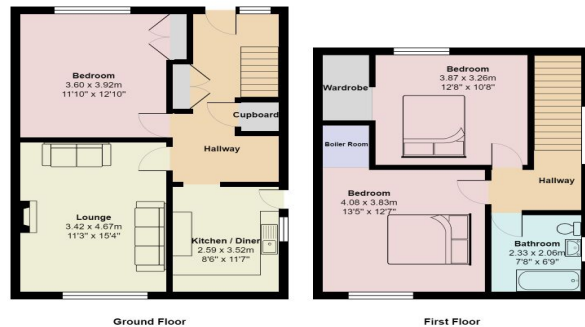


Rear garden

Accommodation and plans

Kitchen	8'6" x 11'7"	2.59m x 3.53m
Lounge	11'3" x 15'4"	3.43m x 4.67m
Bedroom one	11'10" x 12'10"	3.61m x 3.91m
Bedroom two	12'8" x 10'8"	3.86m x 3.25m
Bedroom three	13'5" x 12'7"	4.09m x 3.84m
Bathroom	7'8" x 6'9"	2.34m x 2.06m

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All measurements are approximate and for display purposes only

Directions

Travelling from the west end of Union Street exit left into Holburn Street. Continue down Holburn Street carrying on through the roundabout until you reach the large roundabout at the Bridge of Dee. Continue straight over onto Garthdee Road and following the road, pass the shopping outlets to the left and right. Exit first right into Craighaar Road then first right again into Montrose Drive. Exit right at the end into Pitmedden Crescent then left into Pitmedden Terrace. Number 17 is a short distance ahead on the right.

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.