



137 Garthdee Road | Aberdeen | AB10 7AT

Current Office Dwelling with Potential for Conversion to Three/Four Bedroom House

Offers Over £300,000

We offer for sale this well maintained office building within a former detached family home in the ever popular area of Garthdee. The property offers potential to be converted into a residential dwelling by the way of obtaining relative local consent and authority.

The property is currently set up with several individual office suites whilst also retaining some of the original features such as the beautiful tiled fireplace in one of the rear suites.

The property also features a modern and stylish kitchen to the rear with space for dining along with a utility room space.

Additionally the building offers a disabled access toilet shower room located on the ground floor.

To the rear, is an impressive garden laid to lawn with a variety of mature trees and shrubbery along with raised patio area.

The front of the property offers a driveway leading to the garage in addition to a further variety of mature shrubbery and ramp access into the building.

ACCOMMODATION

Office 1

13'4" x 19'8" (4.07m x 6m) approx.

Office 2

19'2" x 13'4" (5.84m x 4.07m) approx.

Office 3

13'4" x 19'2" (4.07m x 5.84m) approx.

Office 4

14'2" x 8'8" (4.32m x 2.64m) approx.

Office 5

8'9" x 12'1" (2.67m x 3.68m) approx.

Office 6

10'3" x 12'2" (3.12m x 3.71m) approx.

Gas Central Heating

Double Glazing

Rear Garden

Parking and Garage

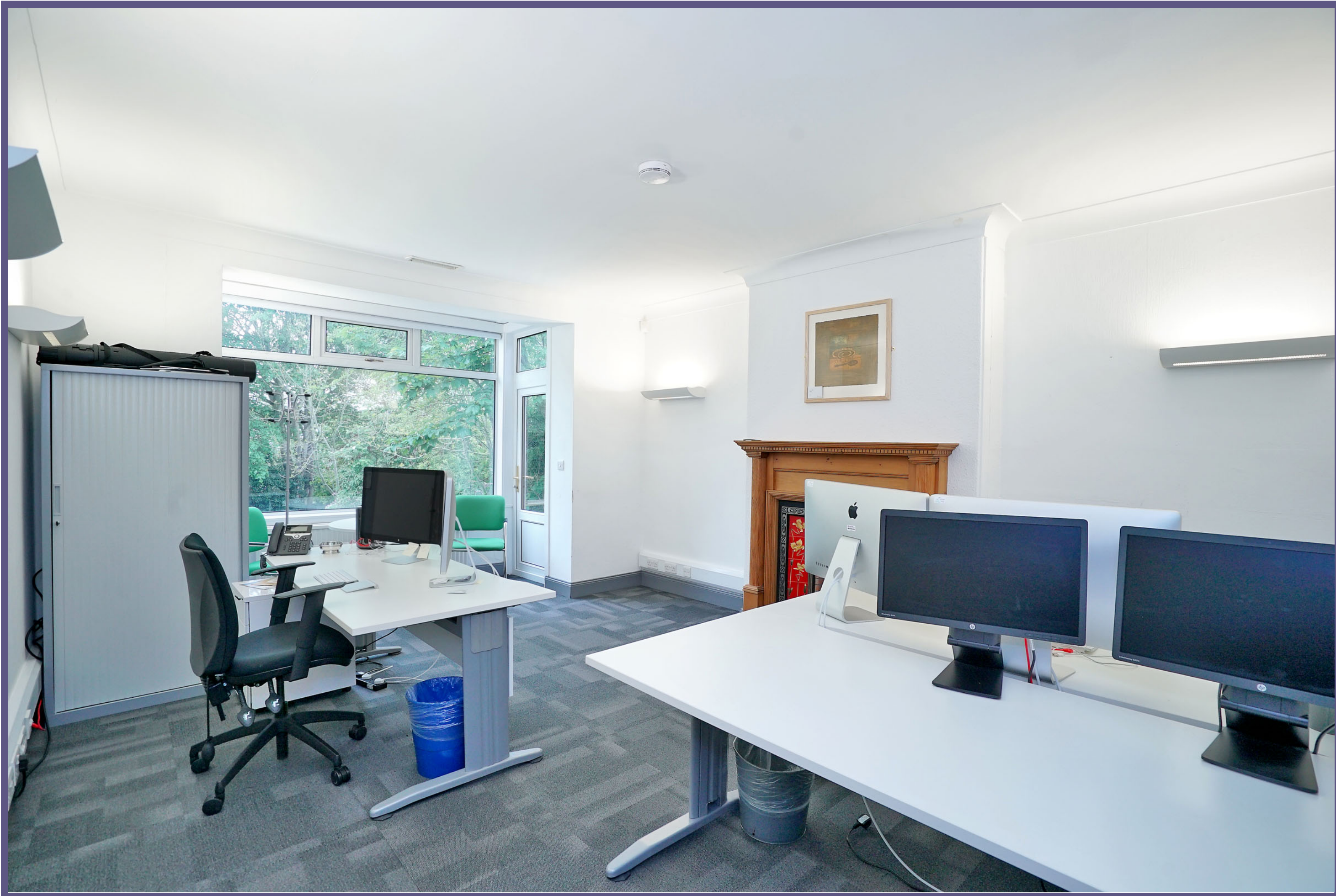
EPC Band - F



Lounge (Virtual Furnishing)



Master Bedroom (Virtual Furnishing)



Office Suite



Office Suite



Kitchen



Kitchen



Shower Room



Office Suite



Office Suite



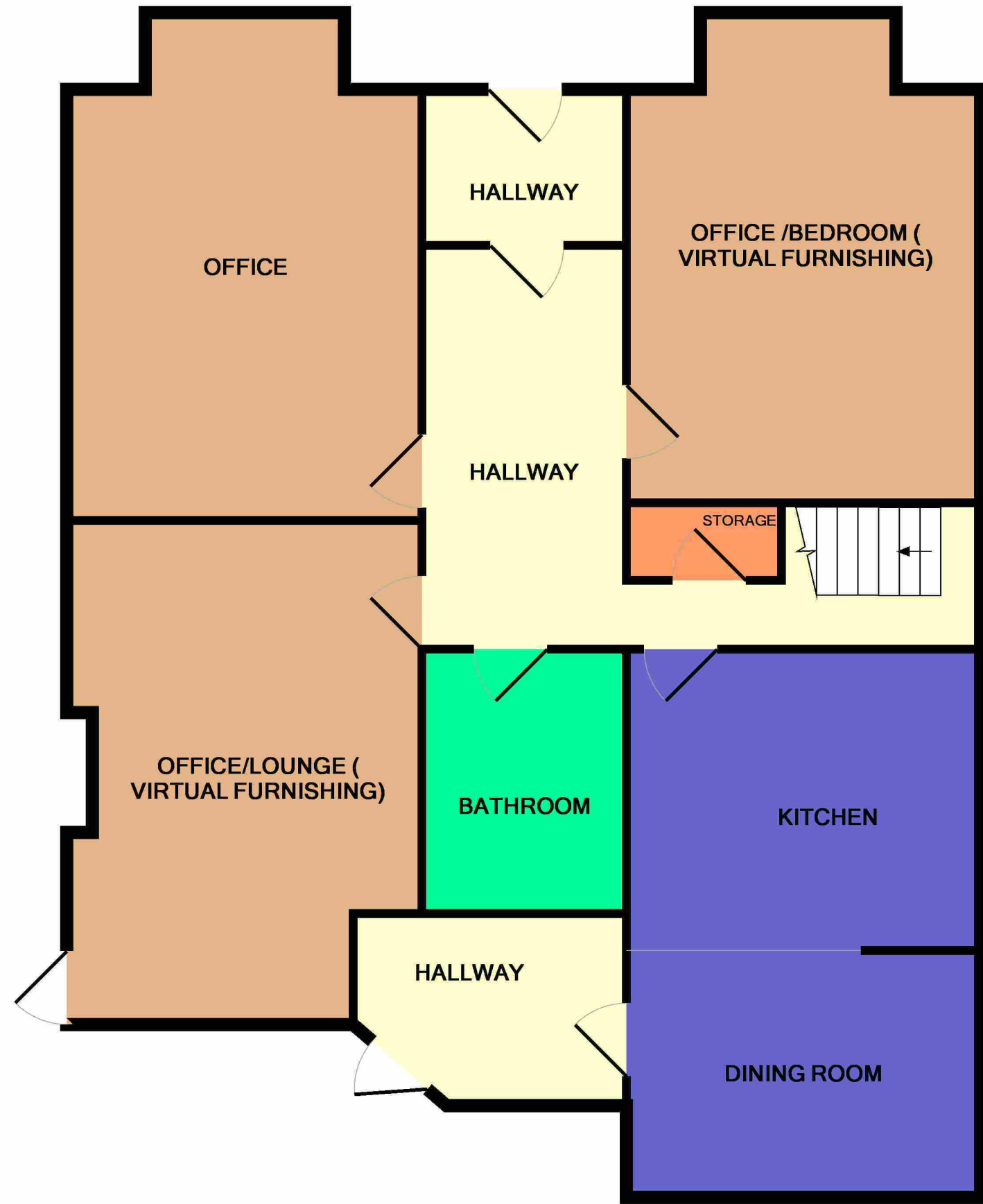
Office Suite



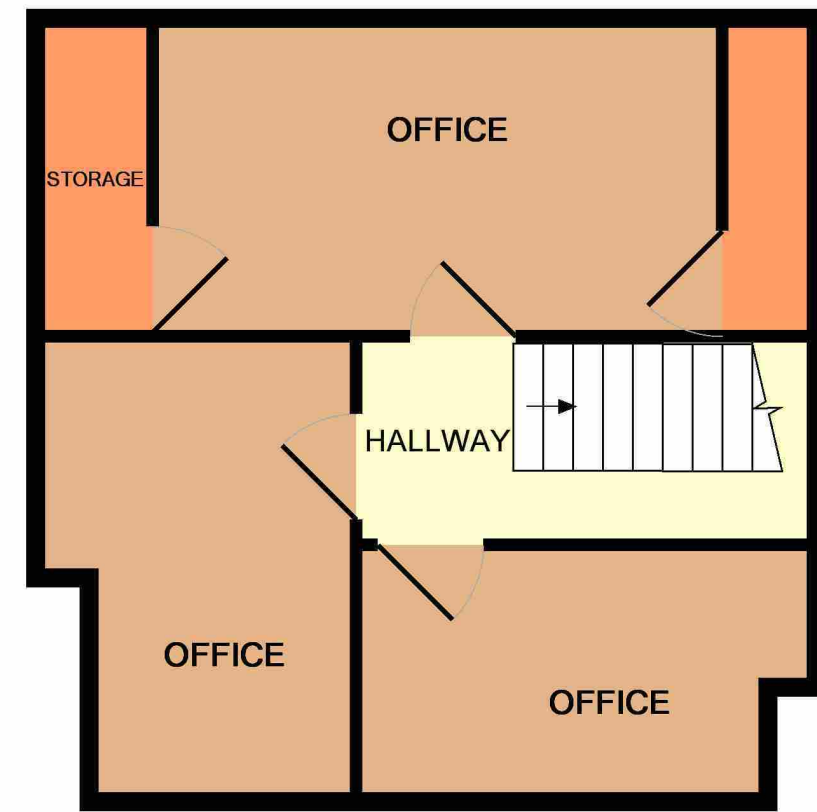
Garden



Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: Travelling from Union Street proceed onto Holburn Street, continue to the end of Holburn Street, straight over the Bridge of Dee roundabout onto Garthdee Road. No. 137 is situated on the brow of the hill on the left hand side.

Location: The area is served by an excellent range of shopping facilities at close by Bridge of Dee where there is an Asda and Sainsburys supermarkets and further quality retail units. There are good public transport facilities making many parts of Aberdeen easily accessible from this property. It is ideally situated for Robert Gordon University and also for the main Aberdeen ring road. It is also an excellent location for those working to the south of Aberdeen at the industrial and office complexes that are situated at Altens and Tullos.

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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.