



171 Duthie Terrace
Aberdeen, AB10 7PT

ledingham
chalmers
estate agency



Lounge



Kitchen



Dining room

171 Duthie Terrace Aberdeen, AB10 7PT

Immaculate two bedroom ground floor flat

- Beautiful city centre flat
- Two double bedrooms
- Tasteful decor though out
- Close to all local amenities
- Private garden and exclusive garage
- Gas central heating and double glazing



Two beds.



Two bathrooms.



One public room.

Immaculate two bedroom ground floor flat

We are delighted to offer for sale, located in Aberdeen's west end, this impressive two bedroom self contained ground floor flat which features an exclusive south facing garden and has the benefit of a garage.

It has a well designed internal layout, with an exceptionally spacious lounge/dining room which enjoys large south and west facing windows allowing it to benefit from the very best of natural light.

The kitchen is also to the front and features a superb range of modern quality white gloss base and wall units, contrasting work surfaces, one and a half bowl sink and drainer with mixer tap and tiled splashback. Built in oven, hob, overhead extractor hood, integrated fridge, freezer and washing machine, table and bar stools and tiled flooring. From the kitchen you gain access to the rear hall and thereafter a utility area which accommodates a work surface with tumble drier below.

The bedrooms are exceptionally spacious, with the master bedroom having a large cupboard accommodating the gas central heating boiler and built-in wardrobe. This room also features an en suite bathroom, fully tiled with the bath having mixer shower and tap attachment, wash hand basin set into unit, WC and opaque window to side.



Bedroom two



Bedroom one



The second bedroom is west facing and has sliding mirror door wardrobe. To complete the property is the main bathroom, a fully tiled room featuring a three piece white suite with mixer shower and tap attachment completed with rigid shower screen, wash hand basin set into unit and WC. This room and the en suite are both completed with tiled flooring.

The property is serviced by full gas central heating and double glazing. It has beautifully maintained south facing private garden to front, laid mostly to lawn with a selection of trees and finished with fencing for privacy

There is a further lock block area to the side and continuing to the rear is the access to the garage and a small drying green/parking space shared with one other property. The garage is of single proportion and has up and over door to front.

En-suite



Garden

Accommodation and plans

Lounge/dining room	19'2" x 14'2"	5.84m x 4.32m
Kitchen	11'10" x 6'8"	3.61m x 2.03m
Rear Hall	6'5" x 3'1"	1.96m x .94m
Utility	3'1" x 2'6"	.94m x .76m
Master bedroom	11'7" x 9'10"	3.53m x 3m
En-suite	6'4" x 6'3"	1.93m x 1.91m
Bedroom	14'6" x 9'11"	4.42m x 3.02m
Bathroom	6'10" x 6'4"	2.08m x 1.93m



Directions

Travelling from Union Street continue onto Holburn Street, proceed straight across the Great Southern Road roundabout and at the next small roundabout exit onto Broomhill Road. Continue along Broomhill Road over the roundabout at Anderson Drive and Duthie Terrace is the first opening on the right hand side. The property is situated on the corner of Duthie Terrace and Broomhill Road.

Location

Duthie Terrace is an ideal location for access, not only to the city centre but across to Garthdee where Robert Gordon University complex is situated. The area has a range of local shops at Mannofield and is also within a short drive of the Bridge of Dee where there is a larger range of shopping and recreational facilities. The main Aberdeen road also provides excellent commuting to both north and south of the city where many of the oil related offices are situated.

Arrange a viewing

Viewing By appointment telephone 07919 101084 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.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 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.