



3 Froghall Terrace | Aberdeen | AB24 3JJ

Three Bedroom Mid Terrace Dwellinghouse

Offers Over £180,000

We offer for sale this three bedroom mid terraced dwellinghouse in a popular city centre location. The property offers well proportioned accommodation throughout which is presented in a neutral tone with a new stylish kitchen being a true highlight of the property. Additionally the property benefits greatly from a private rear garden with delightful patio and lawn area.

The property offers a welcoming entrance way leading to the hallway granting access to all accommodation on this level along with the carpeted staircase to the first floor. The lounge, being a spacious room situated to the front of the property and enjoying abundant natural light, has been finished in a neutral decor and allows space for a variety of furniture. The kitchen to the rear has been fitted with a range of modern and stylish base and wall units which provide ample storage and work surfaces with features splash back. The kitchen also permits plentiful dining space and access to the rear garden.

To complete the accommodation on the ground floor is the shower room which has been fitted with a suite comprising a w.c., hand wash basin and shower over bath.

The first floor offers three well presented double bedrooms, all of which are able to host a wide range of furnishings with the opportunity to utilise this space as a study/nursery if more suited to the potential purchaser.

To the rear, is an attractive and very private rear garden which enjoys a patio area and raised lawn area with drying green. There is an additional outhouse fitted with both power and light.

It is also worth noting that the current furnishings in the property may be available via separate negotiation.

ACCOMMODATION

(Ground Floor)

Lounge
13'2" x 13" (4.01m x 3.96m) approx.
Kitchen
10'11" x 9'8" (3.33m x 2.95m) approx.
Bathroom
6'4" x 8'1" (1.93m x 2.46m) approx.

(First Floor)

Double Bedroom
12'2" x 12" (3.71m x 3.66m) approx.
Double Bedroom
13'9" x 8'2" (4.19m x 2.49m) approx.
Double Bedroom
11'3" x 9'8" (3.43m x 2.95m) approx.

Gas Central Heating

Double Glazing

Rear Garden

EPC Band E



Kitchen



Kitchen



Lounge



Bathroom



Double Bedroom



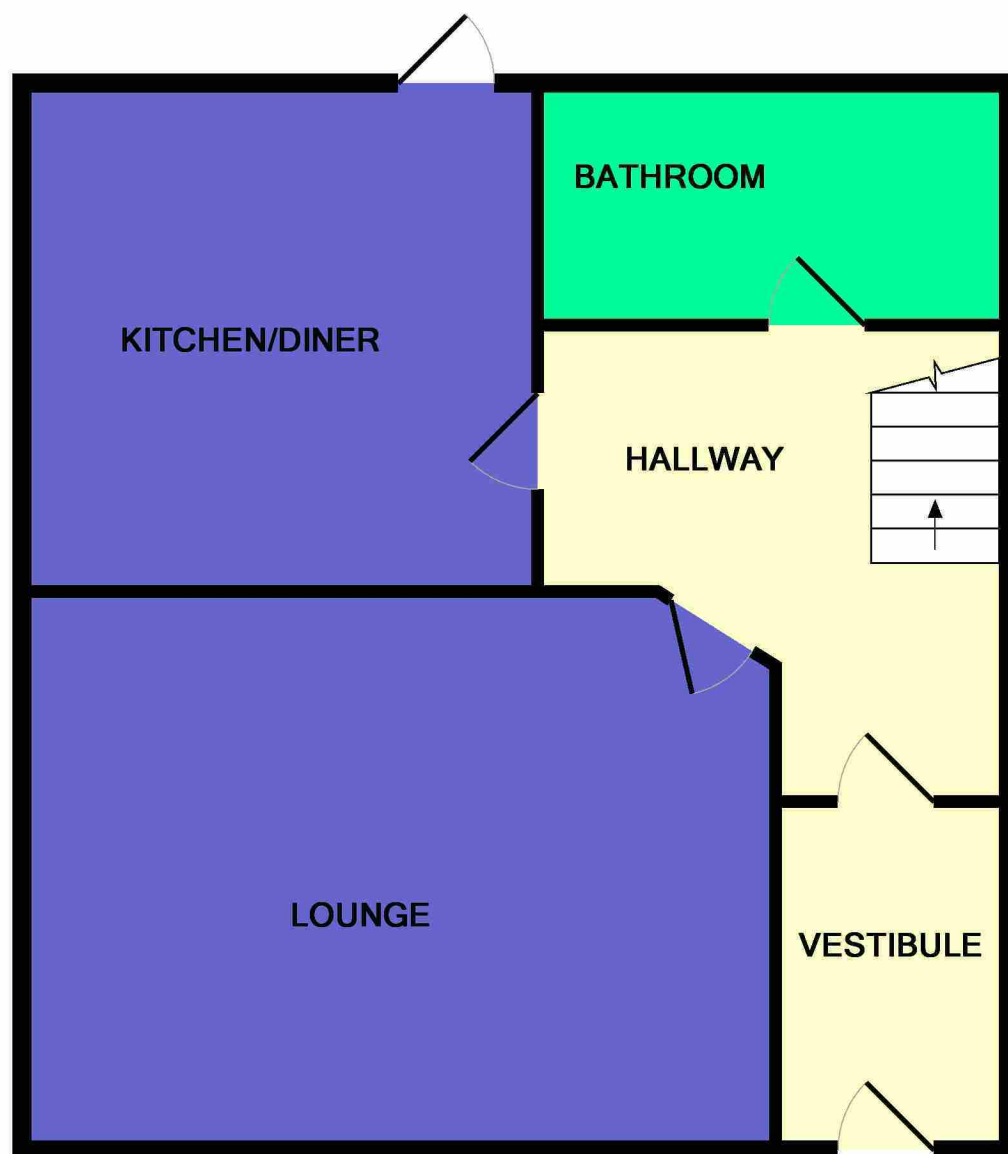
Double Bedroom



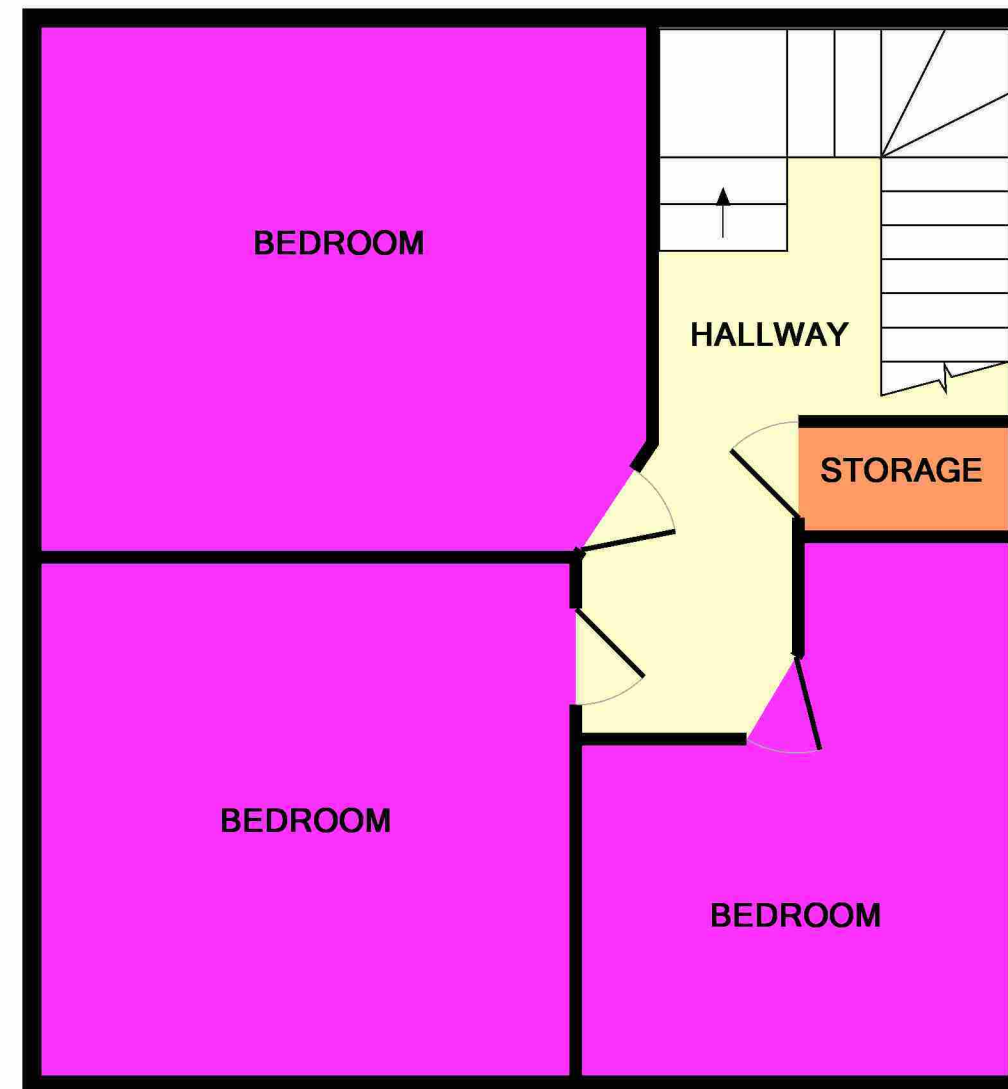
Double Bedroom



Garden



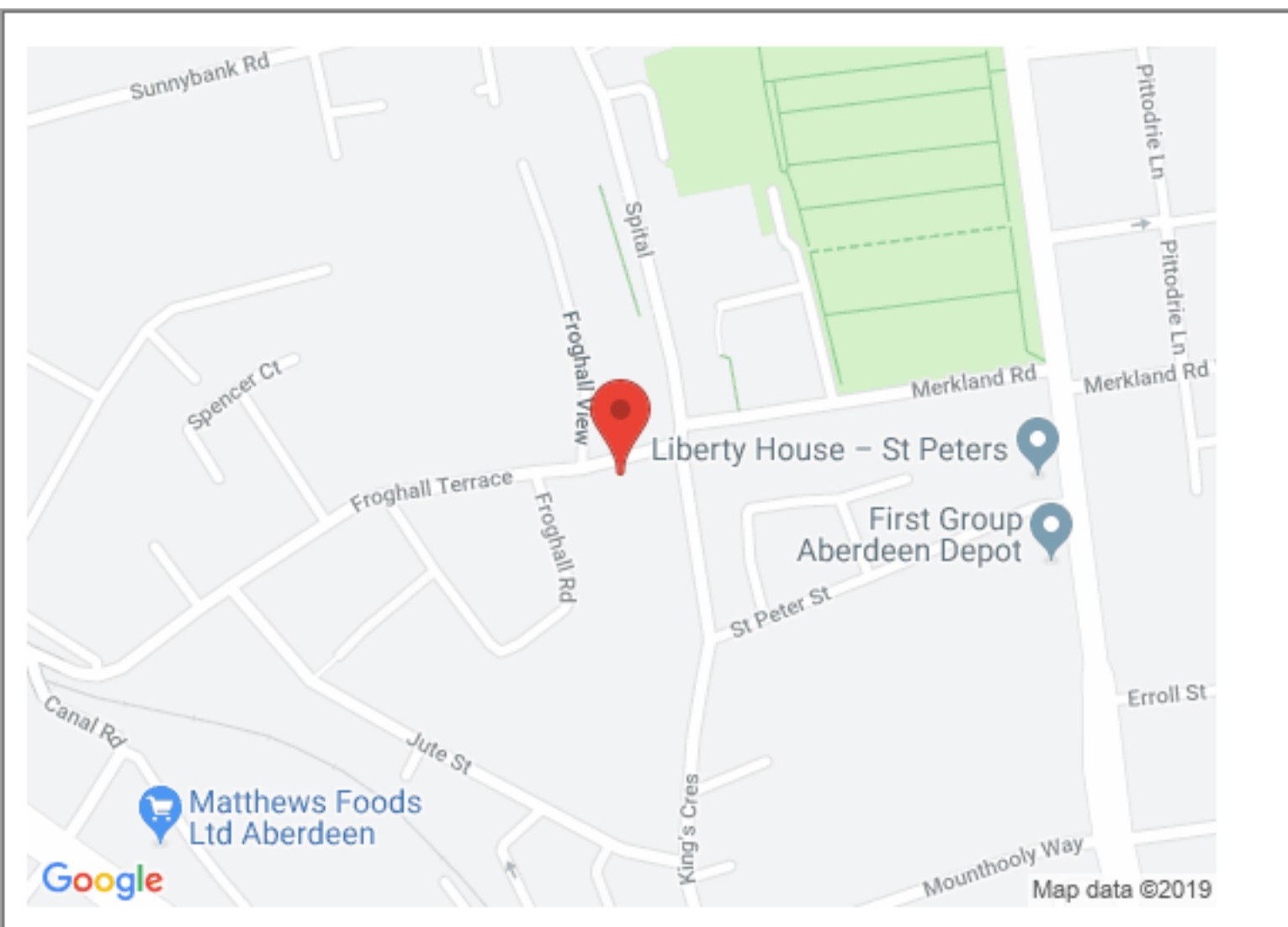
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions: From the east end of Union Street continue down King Street, turn left onto Mounthooly Way, then take the first right onto King's Crescent then second left onto Frogghall Terrace.

Location: Frogghall Terrace gives easy access to Aberdeen University Campus, Kittybrewster Retail Park with the surrounding areas at Beach Boulevard close by where you will find an abundance of shops, leisure facilities and restaurants. Excellent transport links allows easy access to the city centre and surrounding.

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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.