



65 Cornhill Terrace | Aberdeen | AB16 5EW

Three Bedroom Terraced Dwellinghouse

Offers Over £170,000

We are delighted to offer for sale this three bedroom mid terraced property which offers spacious accommodation finished in an attractive and modern neutral decor throughout. The property enjoys the most convenient of locations for many commutes and requirements being especially ideal for Aberdeen Royal Infirmary.

The property is presented to a high standard throughout and offers generous accommodation on both levels. The ground floor provides a spacious lounge and dining room set to open plan towards the rear with access also being provided to the rear patio garden and large floor to ceiling windows filling the room with natural light. The room further benefits from an attractive neutral colour scheme and spotlights above. The kitchen offers a wide range of base and wall units providing ample storage and work surface space along with appliances such as the hob, dishwasher, washing machine, oven and recently fitted fridge/freezer to be included within the sale. There is also extensive storage on the ground floor with two large cupboards.

On the first floor the property offers two very well proportioned double bedrooms, both offering a modern decor and fitted storage with the largest bedroom offering an especially large and impressive storage cupboard. There is a further single bedroom which again offers further storage, being a versatile room which could also be easily utilised as a nursery or study to suit a variety of purchasers. The bathroom has been very recently upgraded and offers a stylish white suite comprising a w.c., hand wash basin and shower over bath. Fitted with a vanity unit for further storage, aqua panelling and tiling the room has an incredibly stylish and modern impression.

To the exterior, the property benefits from a front garden offering a lawn area with mature colourful shrubbery heightening the property's kerb appeal. Additionally there is a rear patio area allowing access to the street behind. The property also has access to a communal drying green to the end of the street.

ACCOMMODATION

(Ground Floor)

Lounge

18'7" x 13'4" (5.67m x 4.07m) approx.

Kitchen

13'4" x 8'3" (4.07m x 2.52m) approx.

(First Floor)

Double Bedroom

10'2" x 13'6" (3.1m x 4.12m) approx.

Double Bedroom

14'9" x 8'2" (4.5m x 2.49m) approx.

Bedroom

9'7" x 9'8" (2.92m x 2.95m) approx.

Bathroom

7'8" x 5'9" (2.34m x 1.75m) approx.

Gas Central Heating

Double Glazing

EPC Band - C

To be included in the sale are all blinds, light fittings and floor coverings. All current white goods will also be included.



Lounge



Lounge/Dining Room



Kitchen



Double Bedroom



Double Bedroom



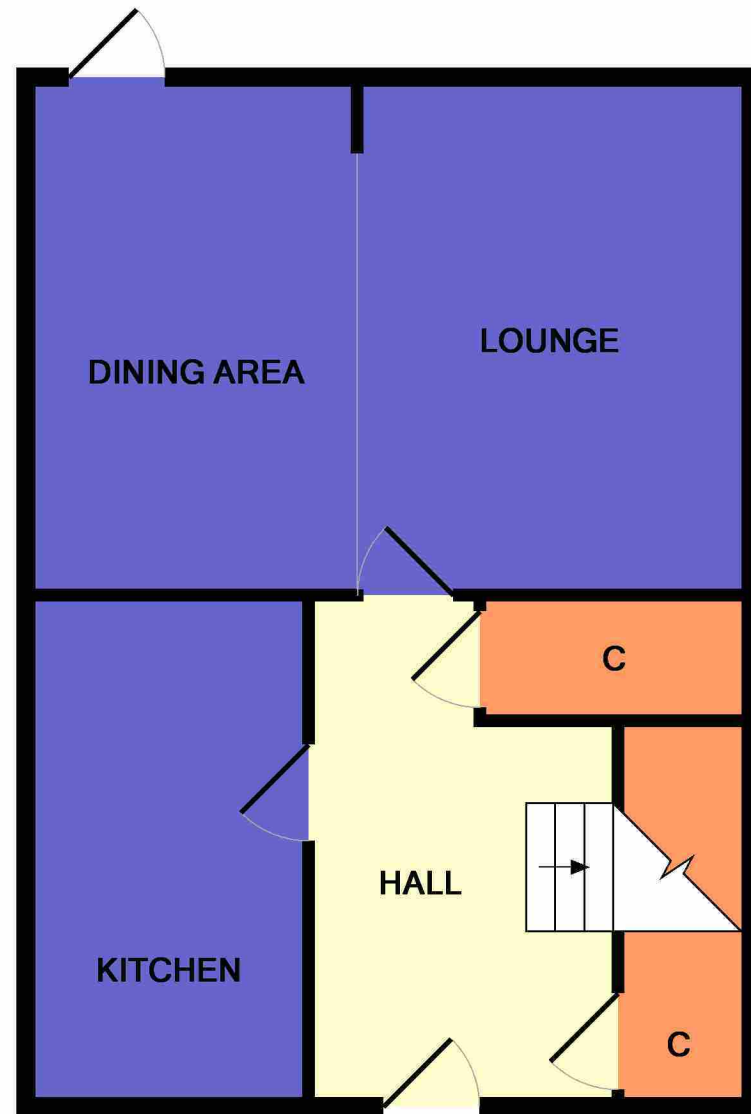
Single Bedroom



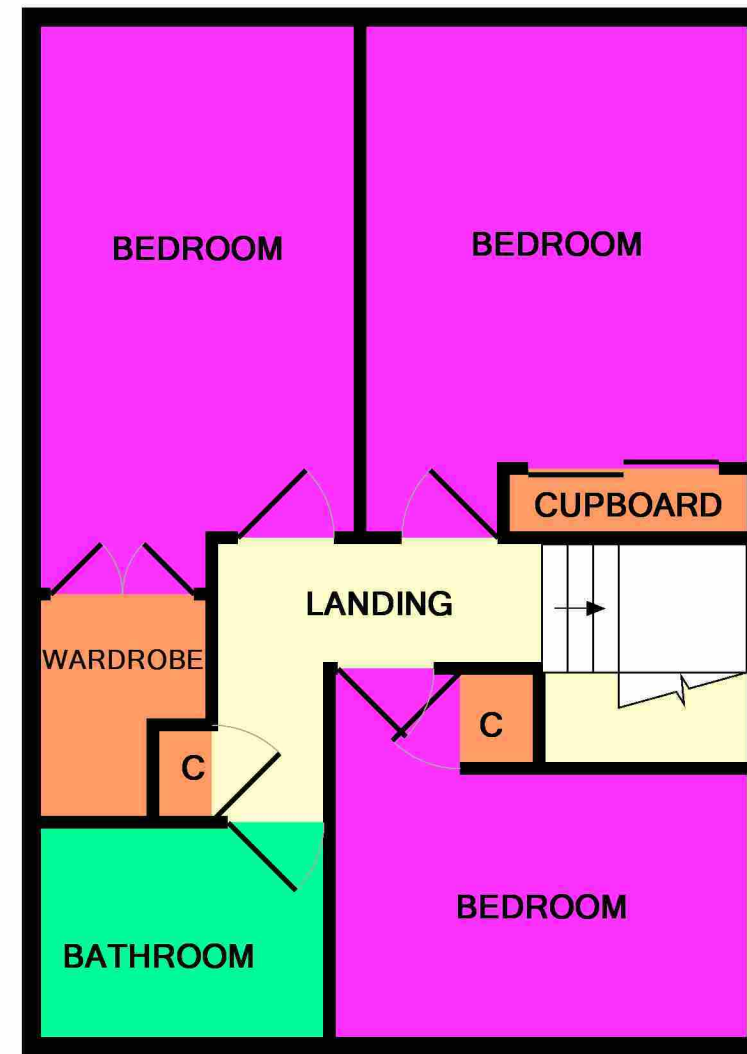
Bathroom



Rear Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Viewing By Appointment Telephone on 07898178091 /
07490969458 or By Arrangement with Ledingham Chalmers on
01224 632500

Property location



Directions From the city centre, travel along Rosemount Place to the traffic lights at Argyll Place. Turn right onto Argyll Place and continue across at the next lights onto Westburn Drive. Turn first left into Cornhill Road and continue along, crossing over Ashgrove Road West onto Cornhill Terrace.

Location Cornhill Terrace is situated in an area well served by local shops and public transport facilities, with the Aberdeen ring road and various other arterial routes being located nearby, making most parts of the city and beyond readily accessible. Excellent shopping facilities are available within close proximity and the property is also well located for both ARI and Aberdeen University. The airport and the various oil related offices at Bridge of Don, Dyce, Kingswells and Westhill are within easy reach.

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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.