



48 Tedder Road | Aberdeen | AB24 2SZ

Three Bedroom Terraced Dwellinghouse

Offers Over £135,000

ACCOMMODATION

Ground Floor

Lounge

15'1" x 13'5" (4.6m x 4.09m) approx.

Dining Room

10'1" x 7'0" (3.07m x 2.13m) approx.

Kitchen

11'2" x 7'7" (3.4m x 2.31m) approx.

First Floor

Bedroom

11'8" x 11'7" (3.56m x 3.53m) approx.

Bedroom

11'7" x 9'9" (3.53m x 2.97m) approx.

Bedroom

9'0" x 8'4" (2.74m x 2.54m) approx.

Bathroom

6'3" x 5'5" (1.91m x 1.65m) approx.

Gas Central Heating

Double Glazing

EPC Band C

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades. The wall-mounted electric fire in the lounge is available by separate negotiation.

Situated within an established residential location, we offer for sale this well proportioned three bedroom terraced dwellinghouse. The property offers excellent family accommodation laid out across two floors, with good sized rooms and generous storage space.

The home is entered into the entrance hallway, giving way to the front facing lounge with deep under-stair cupboard. From here, access is given into the dining room, an ideal space for the family to gather with patio doors opening out to the garden. On open-plan, the kitchen is fitted with a range of units and incorporates an integrated electric hob and oven.

The carpeted staircase ascends to the first floor landing, giving way to two well proportioned double bedrooms, each of which features built-in wardrobes. The third bedroom is a generous single, an ideal children's bedroom with ample space for free-standing furniture.

The family bathroom completes the home and is fitted with a three piece white suite with an electric shower over the bath.

Outside, the property enjoys gardens to both the front and rear of the home which are beautifully maintained. The gardens are mainly laid to lawn with planted borders adding colour.



Lounge



Lounge



Dining Room



Kitchen



Kitchen / Dining Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



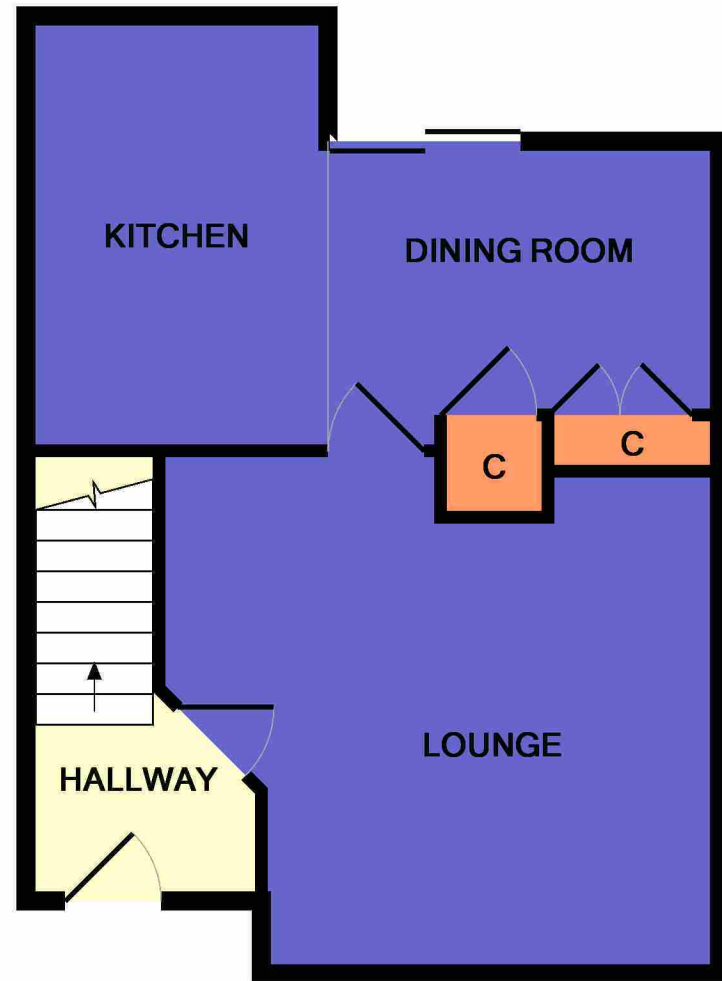
Bathroom



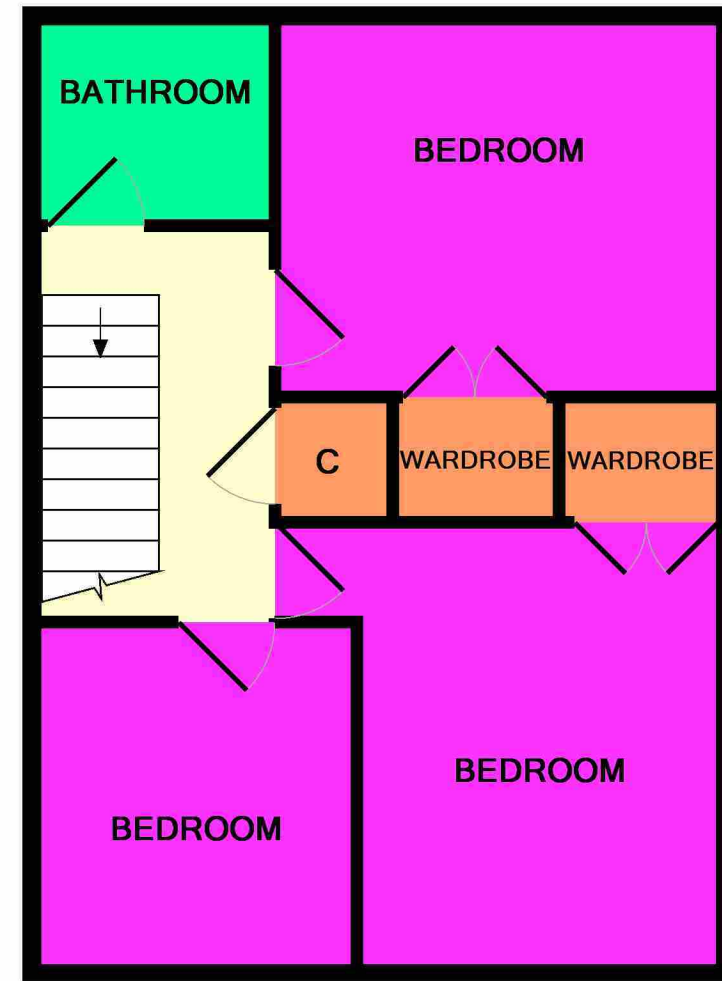
Garden



Rear of Property



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions

Travelling from King Street, turn on to St Machar Drive, pass the University, continue straight on and turn right on to Tedder Road. The property is located along on the right hand side.

Location

The property is located to the north of city and is well served by a range of local shops and excellent public transport links. The area is within easy reach of primary and secondary schooling as well as being well placed for the university.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.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 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.