



366 Provost Rust Drive | | AB16 7DF

Three Bedroom Mid Terraced Dwellinghouse

Fixed Price £114,750

We offer for sale this three bedroom terraced dwellinghouse within a popular city location offering well proportioned accommodation throughout. The property offers an attractive neutral decor which would allow a purchaser to take occupancy with the utmost of ease with much sought after benefits such as double glazing and a low maintenance rear garden benefiting from a patio and artificial lawn area.

The accommodation comprises of a large public room offering an open plan lounge and dining space with natural light entering the room for both sides create a fantastic bright and open space. The kitchen is situated next to this dining area and has been fitted with a wide range of modern white base and wall units, creating ample storage and work surface space. The kitchen enjoys a pleasant outlook to the rear garden.

The first floor offers two generously sized double bedrooms, both of which allow space for a wide range of free-standing bedroom and storage furniture. There is a further box room being the ideal single bedroom or study depending on the own purchasers requirements. The bathroom is also situated on this level and has been fitted with a w.c., hand wash basin and shower over bath.

The rear garden is accessed via the kitchen and offers a fantastic, low maintenance outdoor space which can be easily utilised. The space benefits from patio area, stone chip and artificial lawn being fully enclosed with timber fencing.

ACCOMMODATION

(Ground Floor)

Lounge/Dining Area
21'4" x 14'7" (6.5m x 4.45m) approx.
Kitchen
10'2" x 9'8" (3.1m x 2.95m) approx.

(First Floor)

Double Bedroom
11'4" x 9'9" (3.46m x 2.97m) approx.
Double Bedroom
11'3" x 11'9" (3.43m x 3.58m) approx.
Box Room
9'3" x 5'6" (2.82m x 1.68m) approx.
Bathroom
5'5" x 6'5" (1.65m x 1.96m) approx.

Electric Heating

Double Glazing

Rear Garden

EPC Band E



Lounge



Lounge/Dining



Kitchen



Double Bedroom



Double Bedroom



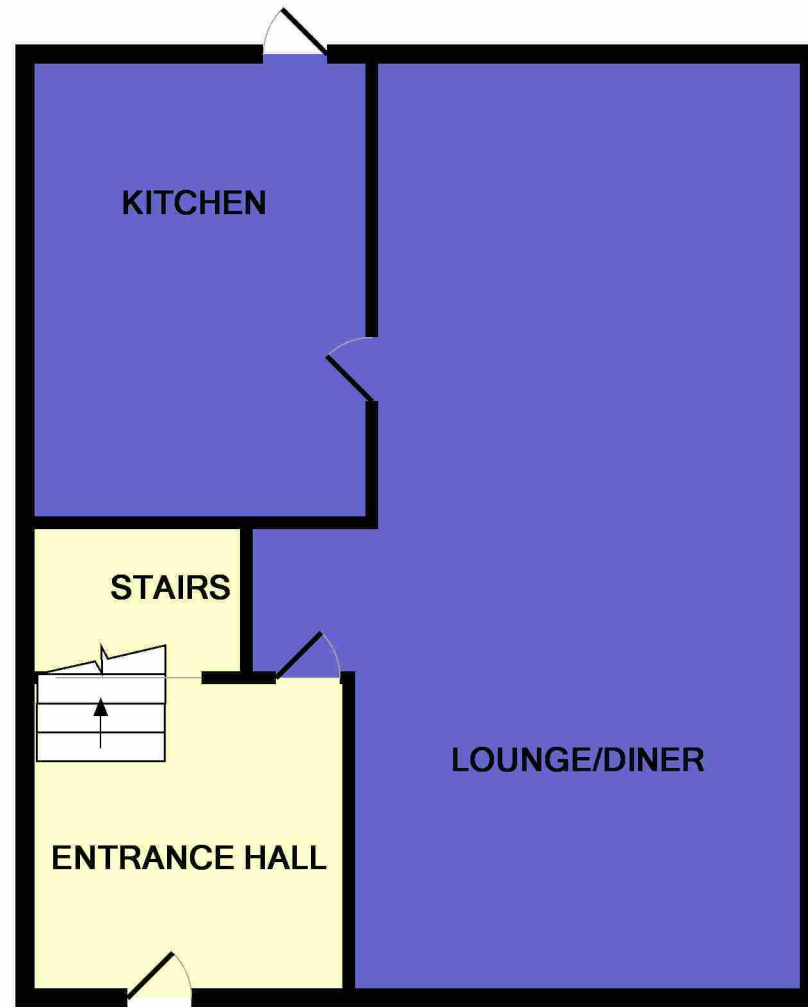
Box Room



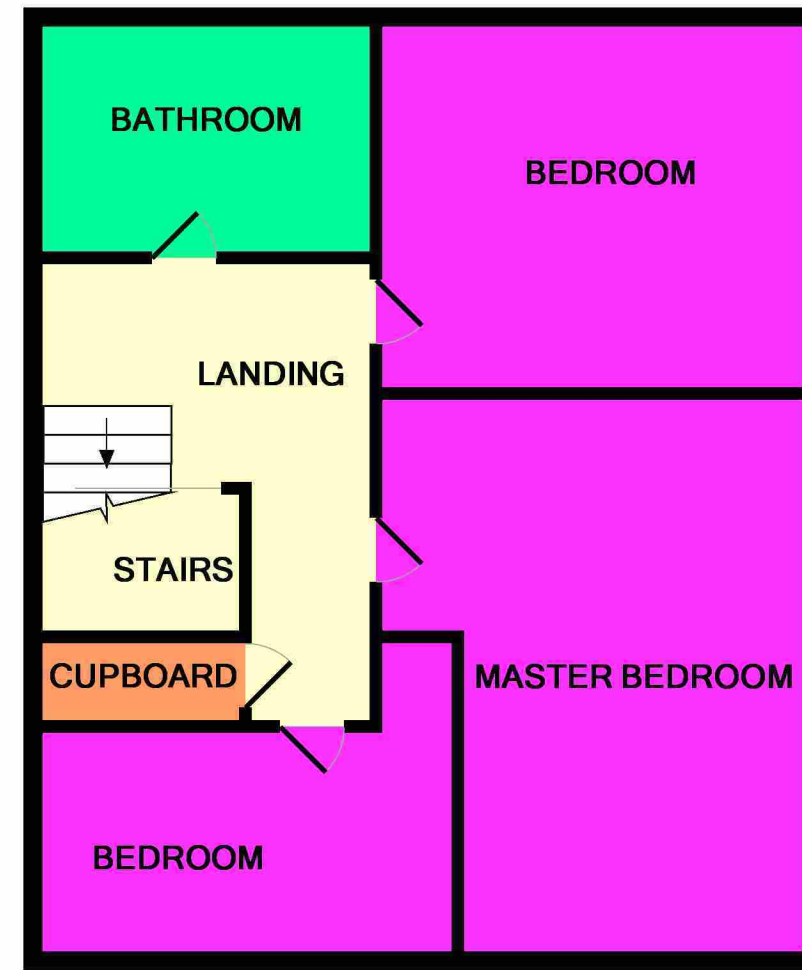
Bathroom



Garden



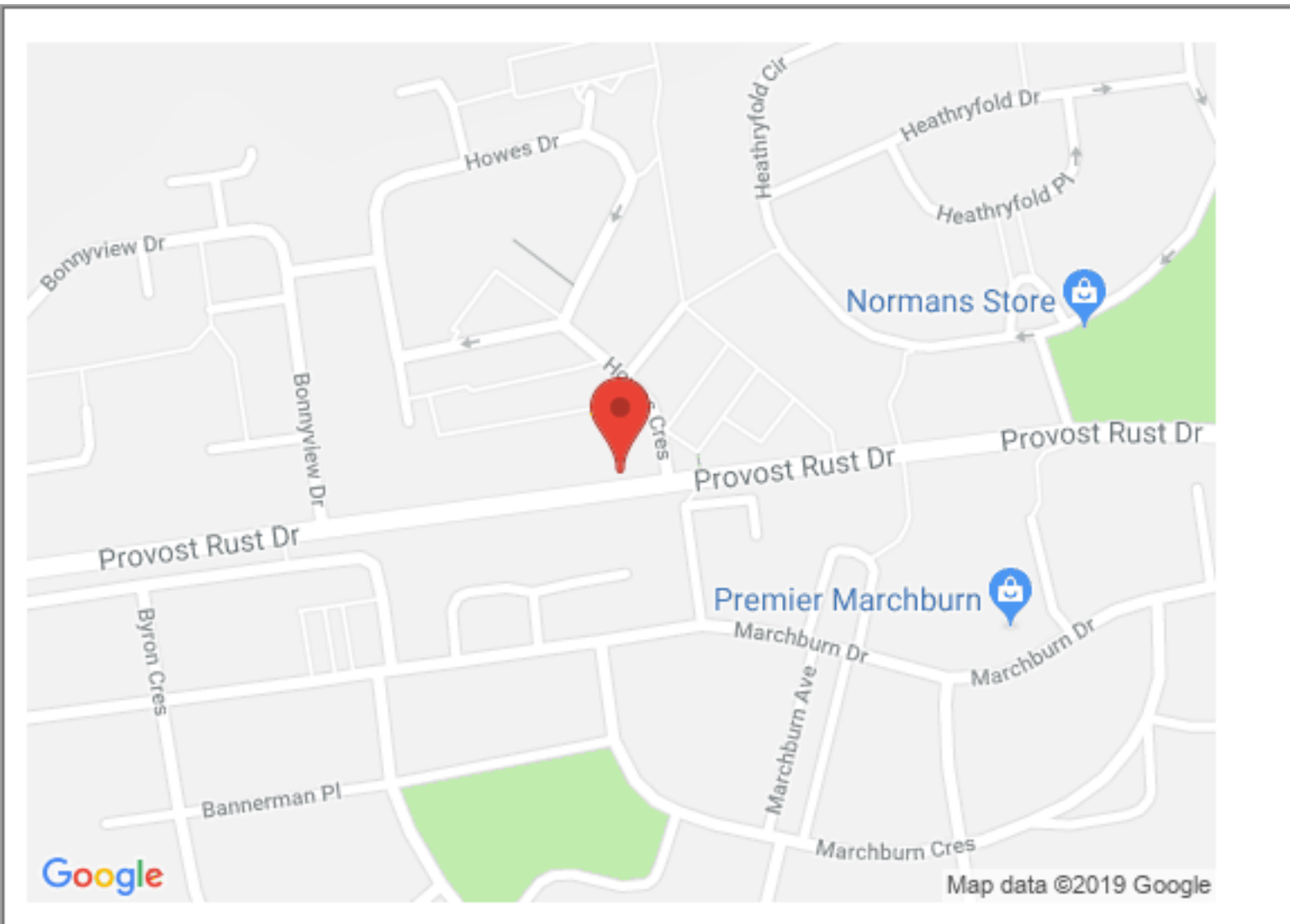
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions From the city centre travel north along North Anderson Drive and take the first exit at the Rosehill roundabout onto Provost Rust Drive. Continue along reading 366 on the right hand side.

Location Provost Rust Drive is situated to the North of Aberdeen City Centre and is conveniently located for Aberdeen International Airport at Dyce, Aberdeen Royal Infirmary at Foresterhill and the main Aberdeen Ring Road, giving easy access to all parts of the City. Local primary and secondary schools are situated nearby and the area also benefits from local shops. Excellent public transport facilities are situated close by and provide access to the city centre.

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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.