



3 Heathryfold Place | Aberdeen | AB16 7ED

Two Bedroom Terraced Dwellinghouse

Offers Over £145,000

We are delighted to offer for sale this immaculately presented two bedroom mid terraced dwellinghouse in a popular and established residential area. The property has benefited greatly from full refurbishment throughout creating readily available and stylish accommodation which would allow a purchaser to take occupancy with the utmost of ease and convenience. Internal viewing is highly recommended to fully appreciate the level of accommodation on offer.

The lounge is set to open plan with the dining area and runs the full length of the property creating a fantastic space able to accommodate a variety of furniture. The room is focussed around the feature fireplace which has been fitted with a modern wood burner enhancing the property further alongside the attractive neutral decor. The kitchen is situated to the rear and offers a range of stylish base and wall units finished in a grey tone with co-ordinating wooden worktops and splashback tiling offering plentiful storage and work surface space. Integrated appliances such as the washing machine, dishwasher, fridge/freezer, oven, hob and microwave are all to be included within the sale price. The kitchen further offers space for casual dining and access to the rear garden.

The first floor offers two incredibly spacious double bedrooms, both of which offer space for a wide range of furniture with the larger bedroom offering full fitted wardrobes with both shelved and hanging storage space. Both bedrooms have been finished in a neutral decor with the rear enjoying a view to the city. The bathroom has been fitted with a white suite comprising a w.c., hand wash basin and shower over bath with co-ordinating tiling on both the walls and floor.

To the rear the property offers a garden primarily laid to lawn and fully enclosed with timber fencing with a spacious driveway to the front offering parking for multiple vehicles.

ACCOMMODATION

(Ground Floor)

Lounge
18'1" x 10'5" (5.51m x 3.18m) approx.
Kitchen
11'7" x 8'3" (3.53m x 2.52m) approx.

(First Floor)

Double Bedroom
12'3" x 8'8" (3.73m x 2.64m) approx.
Double Bedroom
13'8" x 8'9" (4.17m x 2.67m) approx.
Bathroom
6'1" x 5'6" (1.85m x 1.68m) approx.

Gas Central Heating

Double Glazing

Large Driveway

Rear Garden

All white goods, floor coverings, light fittings curtains and blinds are to be included within the sale price

EPC Band - C



Lounge/Dining Area



Lounge



Kitchen



Kitchen



Double Bedroom



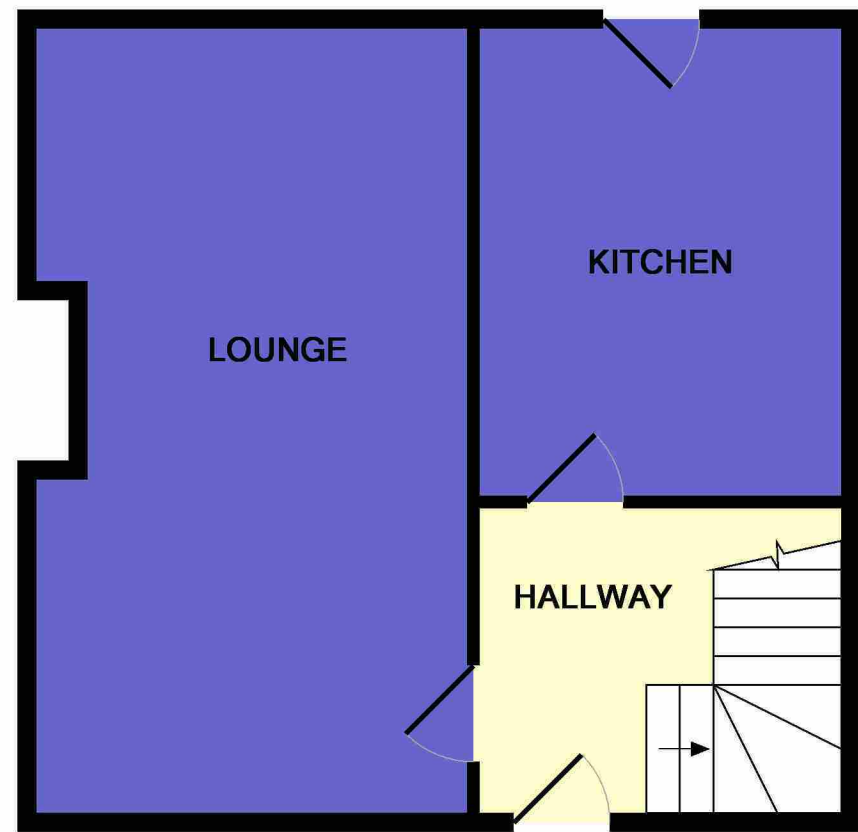
Double Bedroom



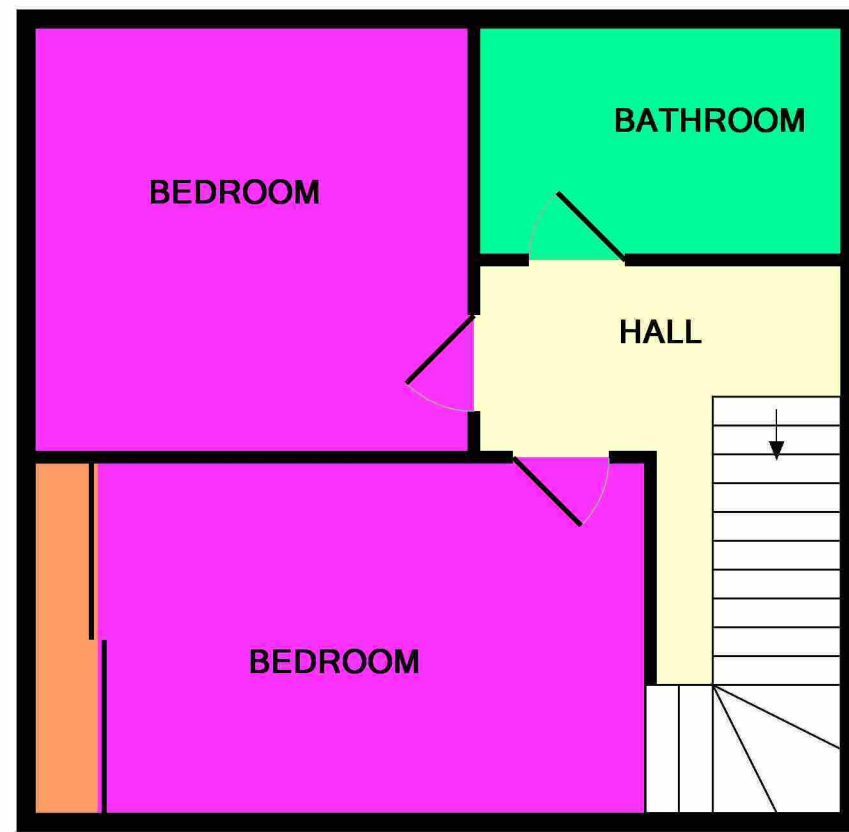
Bathroom



Garden



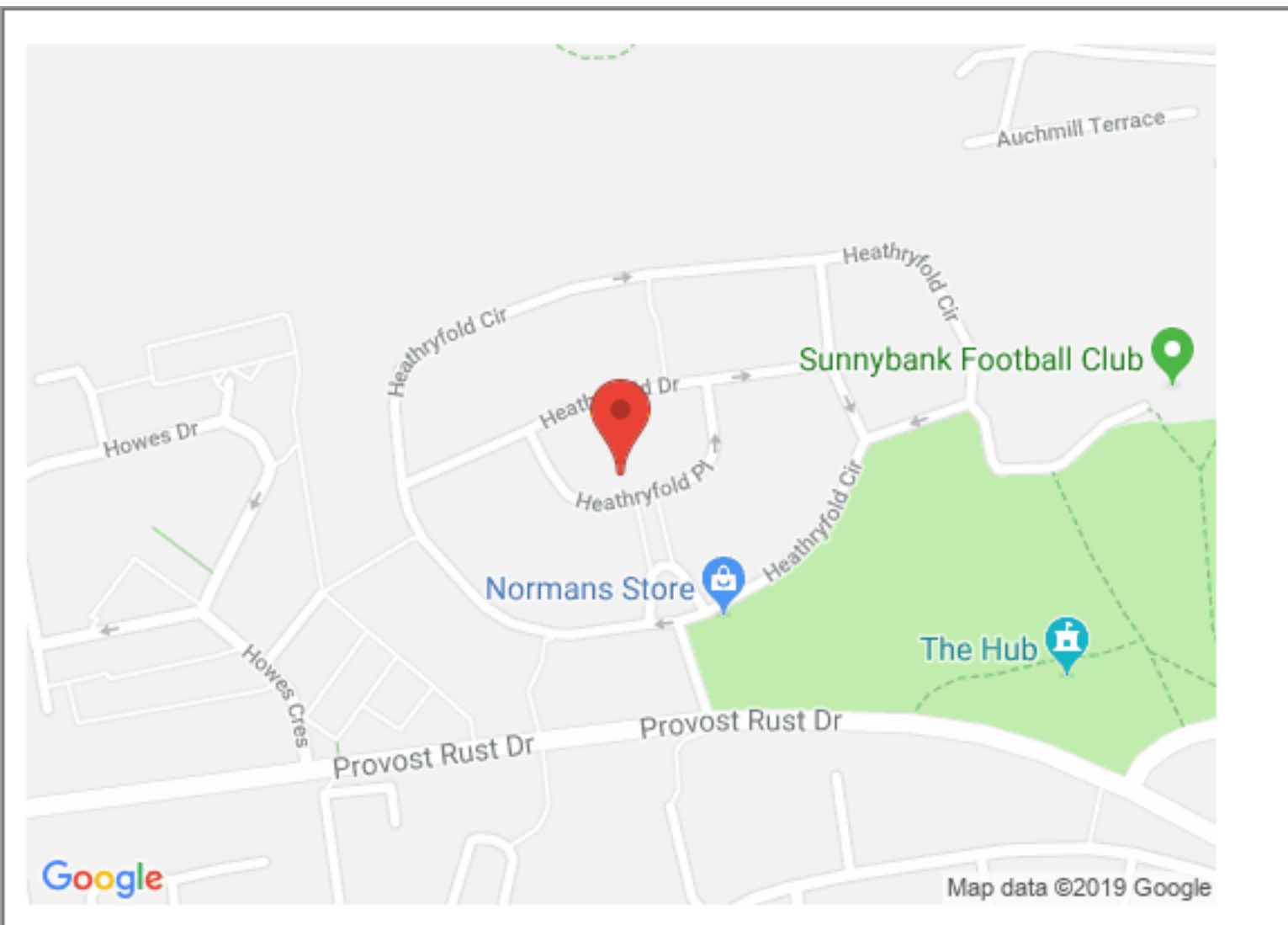
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions Travelling north on the main Aberdeen ring road proceed to the Rosehill roundabout and turn left onto Provost Rust Drive. Continue a good distance along Provost Rust Drive and Heathryfold Circle is situated on the right. This is a one way system, as you enter go to left and follow the road round turning into Heathryfold Drive on the right and taking the next right onto Heathryfold Place.

Location The property is situated in the Heathryfold area of Aberdeen which is a well established residential area with its own range of local amenities. There are good primary and secondary schools and excellent public transport facilities making many parts of Aberdeen easily accessible from this property. A short drive leads to the main Aberdeen ring road which provides easy commuting to both north and south.

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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.