



45 Morningside Gardens,
Aberdeen, AB10 7NR

Offers over **£260,000**

**ledingham
chalmers**
estate agency



Hallway



Dining Room

Three bedroom semi detached dwellinghouse with garage

- Situated within a well sought after and quiet location
- Off street parking and Garage to front
- Well maintained Gardens to front and rear
- Two generous public rooms on the ground floor
- Well equipped Kitchen with access to Garden
- Three good sized Bedrooms



Bathroom



Three beds.



One bathroom.



Two public rooms.

Within a sought after residential location we are delighted to bring to the market for sale this three bedroom semi-detached dwellinghouse with driveway and garage.

Offering generous living accommodation throughout to include two public rooms, well equipped kitchen, three bedrooms and a family bathroom, this forms the perfect family home making an ideal purchase for the growing family.

Upon entering this beautiful family home, you are initially greeted into the welcoming hallway which leads through to the spacious dining room with feature fireplace and bay window to the front. To the rear is the superb kitchen allowing direct access to the garden and equipped with a range of base all wall units with co-ordinating work surfaces and a range of appliances, all of which are to be included as part of the sale. Adjacent is a cosy lounge which enjoys an outlook over the garden and boasts a feature fireplace and a large window allowing natural light to flood the space. Completing the ground floor is the family bathroom which is fitted with a white three piece suite incorporating shower over the bath, WC and wash hand basin.

On the first floor the upper hall leads to the remainder of the accommodation and the floored and lined attic which is ideal for additional storage. The first bedroom has a pleasant outlook over the front garden and benefits from a deep built-in cupboard and further space to accommodate freestanding furniture. There are two further bedrooms which both enjoy a peaceful aspect to the rear and allow plenty of space for a range of bedroom furniture.



Lounge



Kitchen



Bedroom



Bedroom

To the front of the property, the driveway allows off street parking while additional parking is available on street. There are pleasant well maintained gardens to the front and rear of the property which are ideal for al fresco dining and outdoor entertainment.

In addition the property looks on to well-kept gardens spanning the length of Morningside Gardens which are maintained by and are for use of, residents of the street.

Early viewing is essential in order to fully appreciate the accommodation on offer.

Accommodation

Dining Room	14'5" x 11'4"	4.4m x 3.46m
Bathroom	10'4" x 4'9"	3.15m x 1.45m
Lounge	14'5" x 13'6"	4.4m x 4.12m
Kitchen	6'10" x 12'8"	2.08m x 3.86m
Garage	9'7" x 13'6"	2.92m x 4.12m
Bedroom	8'4" x 10'1"	2.54m x 3.07m
Bedroom	14'1" x 11'7"	4.29m x 3.53m
Bedroom	9'9" x 13'4"	2.97m x 4.07m

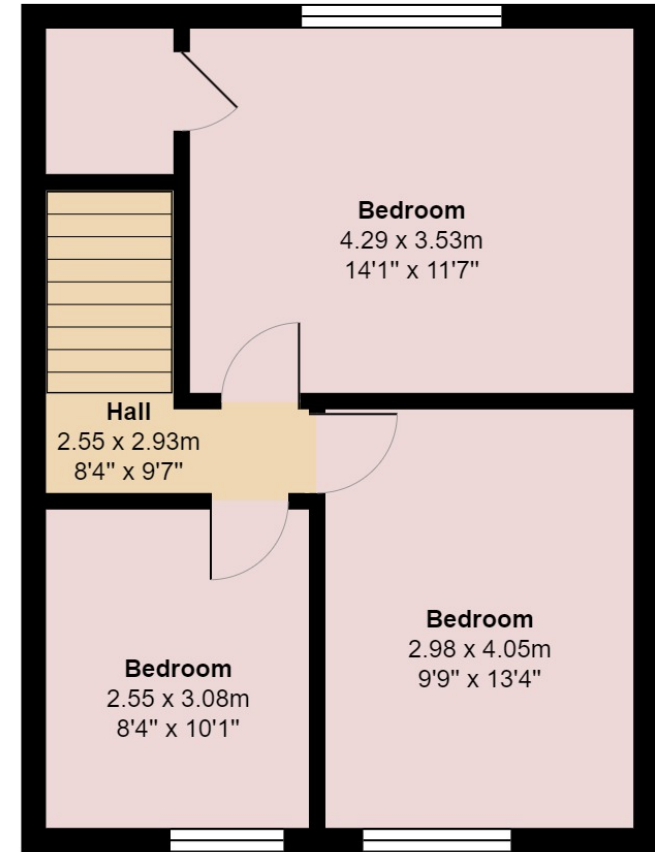
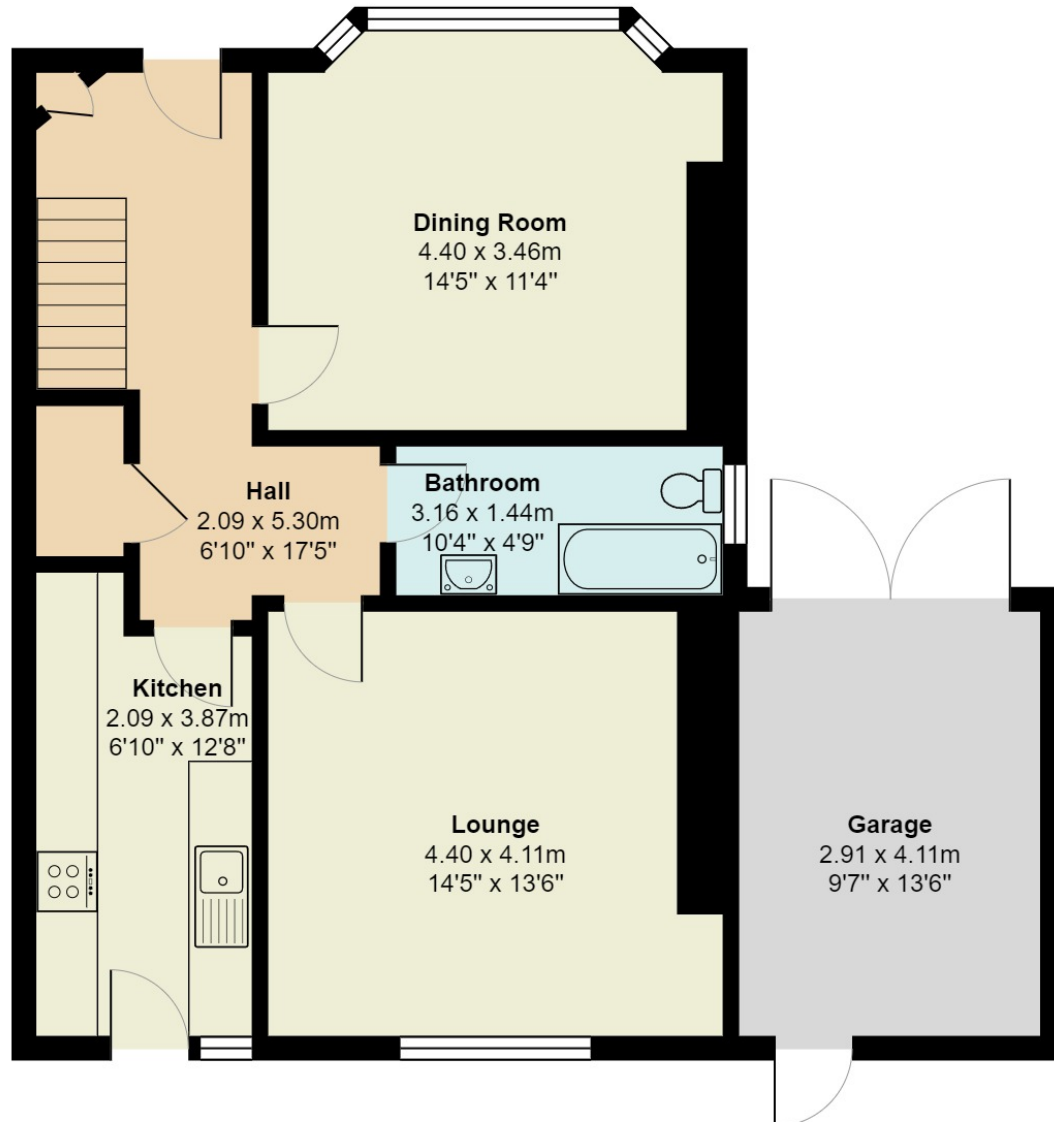


Bedroom



Rear Garden

Floorplan
45 Morningside Gardens



Directions

Travelling from Union Street proceed onto Holburn Street, continue to the Great Southern Road roundabout and at the next small roundabout exit onto Broomhill Road. Proceed nearly to the end of Broomhill Road and just before the bridge and Auchinyell Road turn right onto Morningside Gardens.

Location

Morningside Gardens lies within the Mannofield area of the city with a great number of amenities close at hand and within walking distance including a supermarket, chemist and café. Regular public transport to many parts of the city is available close by and the subject enjoy easy access to the business centres to the north and south of the city via Anderson Drive and to the hospital complex at Foresterhill. Reputable nursery, primary and secondary schools are in the area and lovely walks along the Dee 'Old Deeside Railway Line' are only some 5 minutes' from the property.

Arrange a viewing

Viewing By appointment telephone 07866 082467 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.