



**34, Abbey Road,**  
Aberdeen, AB11 9QJ

Offers over **£110,000**

**ledingham  
chalmers**  
estate agency





Lounge





Lounge

## Detached two bedroom traditional former fisherman's cottage

- Traditional former Fisherman's Cottage
- Two spacious Double Bedrooms
- Fully fitted Kitchen
- Access to shared Drying Green
- Former Fisherman's Cottage
- Views overlooking Aberdeen Harbour



Kitchen



**Two** beds.



**One** bathroom.



**One** public room.



**We offer for sale this delightful Semi Detached two bedroom traditional former Fisherman's Cottage, situated in a peaceful location overlooking Aberdeen Harbour**

Upon entering the property you are led into the welcoming entrance hall which offers access to the lounge, bathroom and kitchen.

The bright fully fitted kitchen benefits from a tiled splash back, base and wall units providing ample storage and sufficient space for free-standing appliances. please note the white goods will be included in the sale.

The bathroom is located on the ground floor and comprises of a large oval bath with mains shower over top, w/c, wash hand basin and matching bidet.

Due to it's dual aspect windows the bright and spacious lounge is flooded with natural light, should you wish to also use this room for dining there is ample space to host a dining table.

Ascending the spiral staircase up to the first floor you will find two spacious double bedrooms. The first double bedroom comprises of a double fitted wardrobe with shelf and hanging options.

The second double bedroom also features a double fitted wardrobe and a second storage cupboard which houses the boiler.



Stairwell



Bedroom





Outside, is a large shared drying green and area for on street parking.

Viewing is highly recommended to appreciate the size and space this property has to offer.

Bedroom



Bedroom



Accommodation

Lounge	16'7" x 12'8"	5.06m x 3.86m
Kitchen	8'0" x 12'8"	2.44m x 3.86m
Bedroom	12'7" x 12'8"	3.84m x 3.86m
Bedroom	12'3" x 12'8"	3.73m x 3.86m
Bathroom	7'0" x 8'8"	2.13m x 2.64m



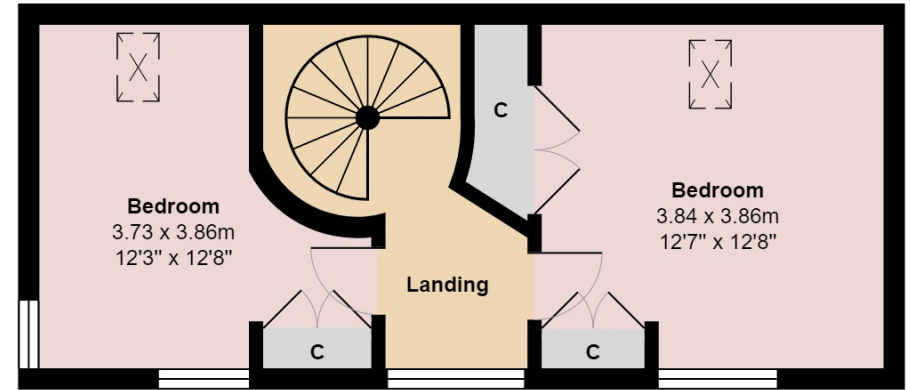
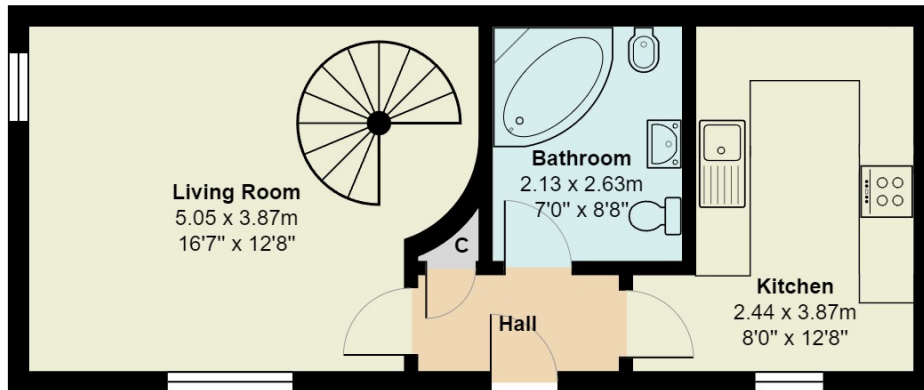
Bathroom



External

## Floorplan

34 Abbey Road



## Directions

From the eastern end of Union Street turn into Market Street and continue straight ahead over Victoria Bridge onto Victoria Road; turn third left into Abbey Place to the bottom. Turn right onto Abbey Road where No 34 is situated back off the road on the right.

## Location

The property is located in 'Old Torry' an area bounded by Victoria Road and the south bank of the river Dee to the harbour mouth, which comprises similar traditional dwellings related to when Torry was a fishing community. Torry itself is a thriving community providing a choice of primary schools and secondary education. A wide range of shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.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 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.