



10 Birkhall Parade,
Mastrick, Aberdeen, AB16 5TH

ledingham
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estate agency



Lounge



Conservatory



Kitchen

Deceptively spacious three bedroom family home situated within a popular residential area

- Deceptively spacious, ideal for families
- Generous lounge with ample space for dining
- Well appointed kitchen with garden access
- Two double bedrooms on the first floor
- Superb third bedroom on 2nd floor with built in wardrobes
- Sizeable rear garden



Three beds.



One bathroom.



Two public rooms.

Occupying a mid-terrace position mere moments from the local primary school, this three bedroom dwellinghouse is offered for sale.

Although requiring modernisation, the property offers generous accommodation over three floors and would make a lovely family home.

Upon entering the property, the hallway provides access to most of the ground floor accommodation, with a staircase leading to the upper floor. There is a cupboard located below the stairs.

Spanning the full length of the property, the well proportioned lounge/dining room is arranged in an attractive open-plan layout and benefits from a large front facing window, allowing an abundance of natural light to fill the space. A patio door towards the rear gives direct access to the conservatory which is a delightful addition to the property, offering a superb space from which to enjoy views of the rear garden.

The kitchen is well-equipped with a good range of base and wall units in a beech effect finish, contrasting black worktops and a tiled splashback. A partially glazed door gives garden access, with the boiler being located in the far right corner.

The carpeted staircase ascends to the first floor landing, which currently benefits from a stair lift for those requiring accessibility assistance, and provides access to two double bedrooms.

Bedroom one is decorated with bright red walls and two windows which flood the room with light. Located to the front of the property, this room also boasts a built-in storage cupboard.



Bedroom



Bedroom



Shower room



Bedroom

The second of the double bedrooms on this floor is also of generous proportions and offers ample space for freestanding furniture, together with a pleasant rear garden view.

The shower room is finished with a combination of low maintenance aqua panelling and tiles and is fitted with a WC, sink pedestal and walk-in shower.

Ascending to the upper floor, a third spacious double bedroom spans the full width of the property and is decorated in neutral tones. The room is enhanced further by two built-in wardrobes.

Outside, the front garden is a low maintenance space with slabbed path and stone chip borders. There is a ramp to allow for easier access to and from the property. The rear garden is laid mainly to lawn and includes two timber sheds.

Early viewing is encouraged to see the true potential this superb home offers.

Accommodation

Lounge/Diner	10'0" x 19'0"	3.05m x 5.79m
Kitchen	9'11" x 10'5"	3.02m x 3.18m
Conservatory	5'5" x 8'2"	1.65m x 2.49m
Bedroom One	11'10" x 9'2"	3.61m x 2.79m
Bedroom Two	11'1" x 8'10"	3.38m x 2.69m
Shower Room	6'3" x 5'1"	1.91m x 1.55m
Bedroom Three	17'3" x 12'8"	5.26m x 3.86m



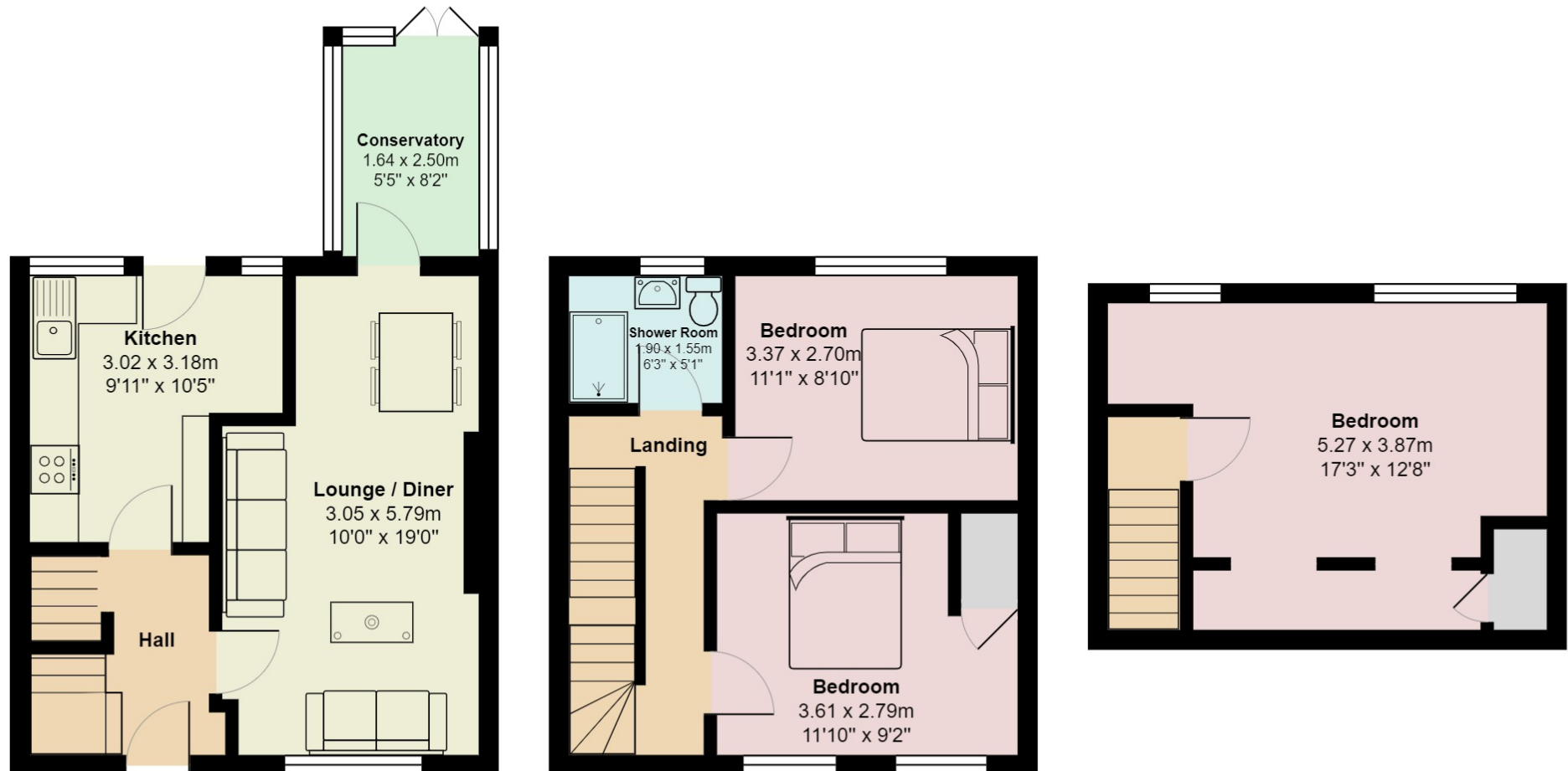
Rear Garden



Rear Garden

Floorplan

10 Birkhall Parade



Directions

From North Anderson Drive, turn onto Provost Fraser Drive and exit left onto Long Walk Road. Immediately turn right onto Birkhall Parade and follow the road with the property located on the right hand side.

Location

Mastrick is an area well served by local shops serving everyday needs, a regular public transport service and both primary and secondary schooling. The property is within close proximity to Aberdeen Royal Infirmary as well as the city's main arterial route.

Arrange a viewing

Viewing 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.