



**131 Morrison Drive**  
Garthdee Aberdeen AB10 7HB

Offers over **£75,000**

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen

**131 Morrison Drive  
Garthdee Aberdeen AB10 7HB**

**Two bedroom top floor flat**

- Spacious, two bedroom, top floor flat
- Ideal location for Robert Gordon University
- Short distance from the city centre
- Bright Lounge
- Two double bedrooms both with fitted wardrobes
- Communal garden with drying green



**Two** beds.



**One** bathroom.



**One** public room.

**We are pleased to offer for sale this generously proportioned two bedroom top floor flat within a residential development in the popular area of Garthdee, Aberdeen.**

An ideal location for both the university and other local business in addition to being a short distance from the city centre via excellent transport links, the property is undoubtedly an appealing purchase.

The lounge is situated to the front of the property and offers an especially generous room which can provide ample space for both living and dining. The kitchen offers a wide range of base and wall units providing ample storage and work surface space with the current white goods such as the washing machine, oven and fridge/freezer all to be included within the sale price.

The property offers two equally sized double bedrooms, both benefit from the much sought after feature of storage with both being fitted with built in wardrobes behind mirrored sliding doors. Both room offer plentiful space for a variety of additional bedroom furniture and have been finished in a neutral decor. The bathroom has been fitted with a suite comprising a W.c, hand wash basin and shower over bath.

To the rear of the property is the communal garden space which has been primarily laid to lawn with drying green available.



Bedroom



Bedroom

## Accommodation and plans

Lounge	11'0" x 12'0"	3.35m x 3.66m
Kitchen	11'0" x 6'7"	3.35m x 2.01m
Bedroom	9'10" x 12'0"	3m x 3.66m
Bedroom	8'10" x 12'4"	2.69m x 3.76m
Bathroom	7'11" x 5'2"	2.41m x 1.58m

## Directions

From the west end of Union Street, continue onto Holburn Street. At the mini roundabout, take the second exit onto Broomhill Road. Continue along Broomhill Road through the roundabout, at Anderson Drive, onto Auchinyell Road. Take the last turning on the right into Morrison Drive and follow the road round till you reach No.131

## Location

Morrison Drive is situated within a quiet residential area to the south of the City allowing easy access to the City Centre and nearby Bridge of Dee retail area which has an Asda, Sainsbury's and B&Q superstores. The RGU campus, David Lloyd leisure facility and Garthdee Health Centre are all within easy walking distance whilst the Old Deeside Railway Line offers a pleasant pedestrian walkway. A regular public transport service to and from the City Centre is also available close by.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

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.

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