



87 Provost Rust Drive,
Northfield, Aberdeen, AB16 7DD

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner

**87 Provost Rust Drive,
Northfield, Aberdeen, AB16 7DD**

Deceptively spacious three bedroom semi-detached home with sizeable rear garden and driveway

- Spacious three bedroom semi-detached home
- Sizeable lounge with front aspect
- Three double bedrooms with superb storage
- Ample off street parking with large rear garden
- Gas central heating and double glazing
- Close to Foresterhill Hospital and excellent transport links



Three beds.



One bathroom.



One public room.

We are delighted to present for sale this generously proportioned three bedroom semi-detached home, ideally situated in a well established residential area of Aberdeen.

Set over two levels, the property offers spacious and versatile accommodation, perfect for modern family living. The property boasts many appealing features such as a large rear garden and off street parking, along with gas central heating and full double glazing throughout.

The accommodation begins with a welcoming entrance vestibule and hallway, leading into a bright and airy lounge at the front of the property, which is presented in neutral tones with wood effect flooring. To the rear, the well appointed kitchen diner overlooks the garden and boasts enough space for a dining table and chairs. It is fitted with a range of wooden wall and base units, complete with free standing oven and double hob and extractor hood above. There is a door which leads to the garden. Completing the ground floor is a bathroom comprising bath with overhead shower, vanity unit with inset sink, wc, chrome heated towel rail and aqua panelling. Upstairs, a carpeted staircase with wooden handrail leads to a bright upper landing with a front facing window and a generously sized shelved storage cupboard. All three double bedrooms offer excellent space, with each benefiting from large built-in wardrobes or cupboards.

To the front, the property boasts a concrete driveway providing off street parking for one car, with free on street parking available. There is a small area of lawn with wooden fence to the left. The generous rear garden is arranged over two levels, the first being an area of concrete which is used for sitting and leads to the side of the property, the second is a large lawn area located up a few steps. The garden benefits from a secluded feel and is a real sun trap over the summer months.



Bedroom



Rear Garden

Accommodation and plans

Lounge	15'1" x 12'0"	4.6m x 3.66m
Kitchen Diner	15'0" x 8'6"	4.57m x 2.59m
Bathroom	6'9" x 5'6"	2.06m x 1.68m
Bedroom	12'5" x 10'4"	3.79m x 3.15m
Bedroom	13'6" x 10'3"	4.12m x 3.12m
Bedroom	10'3" x 10'4"	3.12m x 3.15m

Directions

From Aberdeen travel north on North Anderson Drive. At the roundabout with Rosehill Drive and Provost Rust Drive, take the exit onto Provost Rust Drive, then first left and at the junction take a right and number 87 is located some distance along this road on the left hand side.

Location

Provost Rust Drive is situated in an area well served by local shops and public transport facilities and being close to some of the main arterial routes, including the Aberdeen Ring Road, most parts of the City are readily accessible. The location is also extremely convenient for both Woodend and Foresterhill Hospitals, the Airport and the oil related offices at both Westhill and Dyce.

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

Tel: 01224 632500
enquiries@ledinghamchalmers.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.

87 Provost Rust Drive

