



**3 Pilot Square,**  
Footdee, Aberdeen, AB11 5DS

ledingham  
chalmers  
estate agency





Lounge



Kitchen

**3 Pilot Square,  
Footdee, Aberdeen, AB11 5DS**

**One bedroom terraced dwellinghouse**

- Beautiful cottage in a peaceful setting at Footdee
- Generous Double Bedroom with built-in wardrobes
- Stylish Bathroom Suite with aqua panelled walls
- Bright and airy Lounge on open plan with Kitchen
- Exclusive Garden area with shed
- Aberdeen Beach on the doorstep



**One bed.**



**One bathroom.**



**One public room.**



**We are delighted to offer for sale this unique one bedroom terraced house situated in the peaceful conservation area of Footdee, a quaint and historic former fishing village adjacent to the south end of Aberdeen Beach.**

Locally known as Fittie, the village has a charm and unique character all of its own. The well proportioned accommodation spans two floors and is further enhanced by an area of exclusive garden within the central square. The property also boasts superb views towards the sea and harbour.

An inner hallway leads to the spacious lounge which is on open plan with the kitchen. The lounge is a good size, bright and airy and allows space for a variety of both living and dining furniture if desired. The kitchen is fitted with a range of base and wall units with matching work surfaces and splash back tiling. The kitchen also incorporates a sink and drainer, gas hob and oven below.

Upstairs, there is one generous double bedroom providing space for a range of furnishings and benefiting from ample built-in storage with mirror sliding doors at either side.

The bathroom is a stylish suite, fitted with a white two piece suite and bath set into aqua panelled walls.

Externally, the property is further enhanced by an exclusive area of garden, situated opposite the property, enclosed by a low level wall and mainly laid to paving with shed.

Early viewing is highly recommended to appreciate the fantastic location on offer.



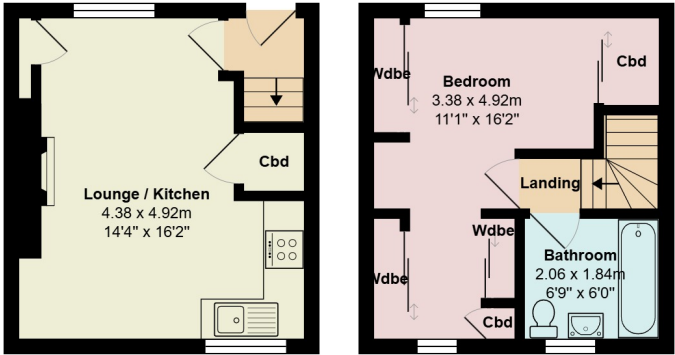
Bedroom



Bathroom

Accommodation and plans

Lounge / Kitchen	14'4" x 16'2"	4.37m x 4.93m
Bedroom	11'1" x 16'2"	3.38m x 4.93m
Bathroom	6'9" x 6'0"	2.06m x 1.83m



Directions

Proceed along the Beach Boulevard, turning right along Links Road. Take the third exit at the roundabout onto Wellington Street, and thereafter take the first left onto York Street. At the junction turn left onto the Esplanade and then immediately first right onto New Pier Road. 3 Pilot Square is located a short distance ahead on the left hand side.

Location

Pilot Square is located within Footdee or ‘Fittie,’an historic fishing community in Aberdeen. Forming part of an enchanting conservation area steeped in local history, Footdee is a pedestrianised area which lies between the beach and harbour entrance. A friendly neighbourhood with a thriving community hall, Footdee is well placed for easy access to a wide range of transport links and amenities, including a retail park with Asda superstore, a multi-plex cinema, cafes and the renowned Silver Darling Restaurant.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

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.