



34A Cattofield Place,
Aberdeen, AB25 3QL

ledingham
chalmers
estate agency



Lounge



Kitchen

**34A Cattofield Place,
Aberdeen, AB25 3QL**

One bedroom ground floor flat

- Spacious one bedroom flat on the ground floor
- Telephone Entry System for additional security
- Exclusive Gardens to front and rear
- Generous Kitchen with space for dining
- Part tiled Shower Room
- Lounge with outlook to the front



One bed.



One bathroom.



One public room.

We are delighted to present for sale this spacious, one bedroom flat located on the ground floor.

Offering generous proportions throughout, this property is an excellent opportunity for first time buyers. It benefits from modern comforts including neutral decor, gas central heating and double glazing.

The accommodation comprises a welcoming hallway that leads into a bright and airy lounge, perfect for relaxing or entertaining. The room is carpeted with neutral decor and a feature fireplace is centrally located with two alcoves at either side with cupboard storage below.

The spacious kitchen offers space for dining and features a range of wall and base units incorporating a stainless steel sink and drainer, integrated oven and hob and further freestanding appliances, all of which are to be included as part of the sale. There is a handy pantry cupboard offering additional storage in the kitchen which hosts the boiler and is fully equipped with shelving.

The double bedroom is generously sized and offers space for a range of bedroom furniture. The room is finished with hard wood flooring and neutral decor and a large window floods the room with natural light.

The shower room is well-appointed and fitted with a WC, wash hand basin and shower cubicle.

Externally, the property enjoys an exclusive area of garden to both front and rear, an exclusive shed, shared drying green, and plentiful on-street parking to the front, adding to its appeal and convenience.



Bedroom

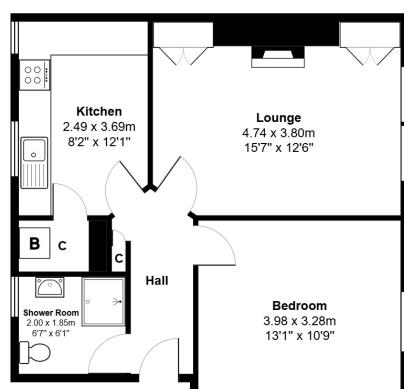


Shower room

Accommodation and plans

Lounge	15'7" x 12'6"	4.75m x 3.81m
Kitchen	8'2" x 12'1"	2.49m x 3.68m
Bedroom	13'1" x 10'9"	3.99m x 3.28m
Shower Room	6'7" x 6'1"	2.01m x 1.85m

34a Cattofield Place



Directions

Travelling north along North Anderson Drive, turn right at the roundabout onto Cairncry Road. Proceed along Cairncry Road to the six roads roundabout and take the fourth exit onto Back Hilton Road. Cattofield Place is first on the left.

Location

Cattofield Place is situated in an area well served by local shops and by public transport facilities and an excellent range of shopping facilities are available nearby at Berryden retail outlet which includes a Sainsbury superstore and also the nearby retail outlet at Kittybrewster. Most parts of Aberdeen city are readily accessible by a variety of arterial routes including the Aberdeen Ring Road which can be accessed nearby with the location also being particularly convenient for Foresterhill Hospital and for the Aberdeen campus at Old Aberdeen. The location also offers easy accessibility to the airport and the oil related offices at both Bridge of Don and Dyce.

Arrange a viewing

Contact us

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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.