



51 Montrose Drive,
Garthdee, Aberdeen, AB10 7BX

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Kitchen

Well-presented, three bedroom, terraced dwelling

- Fantastic location
- Local shops and Robert Gordons University close by
- Bright and spacious Lounge
- Fully fitted Kitchen with pantry and dining space
- Three well-proportioned Bedrooms
- Garden to the rear and front



Three beds.



One bathroom.



One public room.

We are pleased to offer for sale this delightful three bedroom, terraced dwellinghouse in the ever popular area of Garthdee, Aberdeen. The property is also just a short walk from Robert Gordons University.

The property features generous accommodation throughout which would undoubtedly be suitable to a wide range of potential purchasers.

Entrance to the property is via vestibule, this then leads into the into the welcoming hallway which features a useful storage cupboard.

The spacious lounge is located to the front of the property and can easily accommodate a range of free standing furniture as desired. With pleasant neutral decor and dual aspect, natural light floods the room.

The stylish kitchen is situated to the rear and is a lovely and bright space and also gives access to the rear garden and large pantry cupboard. The kitchen itself has been fitted with a wide range of base and wall units offering plentiful storage and contrasting work surfaces. Ample space is afforded to host a dining table. All white goods will generously be included within the sale.

To complete the accommodation on the ground floor is the bathroom comprising w/c, wash hand basin and shower over bath which has been fully tiled for convenience.



Bathroom



Bedroom



Bedroom

Upstairs, on the first floor are three spacious double bedrooms two of which benefit from useful built in storage.

A useful storage cupboard is also located on the first floor landing.

To the rear of the property is a sizeable garden with lawn area with shed and patio, the perfect spot to relax and entertain alike. To the front, the property benefits from a further lawn area.



Bedroom

Accommodation

Lounge	17'0" x 11'8"	5.18m x 3.56m
Kitchen	12'10" x 9'5"	3.91m x 2.87m
Bathroom	7'4" x 5'10"	2.24m x 1.78m
Bedroom	13'7" x 9'11"	4.14m x 3.02m
Bedroom	13'7" x 9'8"	4.14m x 2.95m
Bedroom	10'9" x 11'1"	3.28m x 3.38m

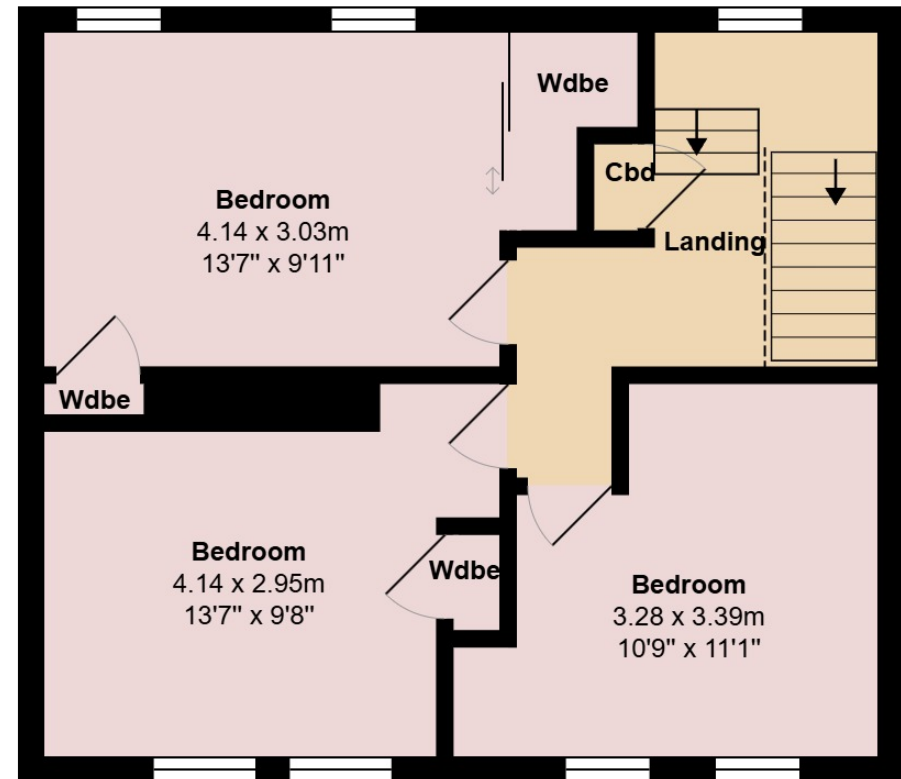
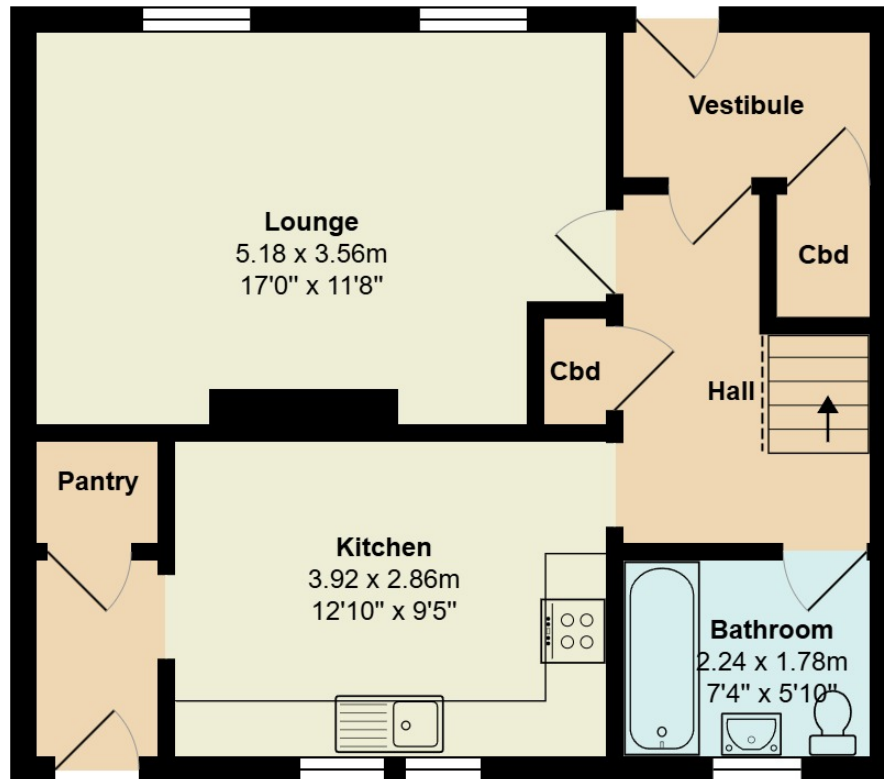


Garden



Garden

Floorplan



Directions

Directions Travelling from Union Street, turn left onto Holburn Street and continue ahead crossing the first roundabout and taking the second exit at the second roundabout. Travel along Broomhill Road for some distance, continuing across Anderson Drive. On entering Garthdee, past the Sainsburys roundabout, continue up the hill and take your first right onto Montrose Drive.

Location

Garthdee is a popular residential area, well situated for easy access to the Bridge to Dee where there are excellent supermarkets and further retail units. Also within close proximity is the Robert Gordon University Complex and there are good public transport facilities making many parts of Aberdeen easily accessible. Primary and secondary schools are available nearby and it is also well positioned for those working at Altens and Tullos.

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.

Arrange a viewing

Viewing By appointment telephone 07502604929 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com