



**58 Gairn Terrace,**  
Aberdeen, AB10 6BA

**ledingham  
chalmers**  
estate agency



Hallway



Lounge



Kitchen

## Three bedroom semi-detached dwellinghouse

- Fantastic location close to local amenities
- Three well proportioned Bedrooms
- Loft with opportunity to convert into public room
- Good sized Lounge with front facing aspect
- Well equipped Kitchen with space for dining
- Sizeable Gardens to front, side and rear of property



Three beds.



One bathroom.



One public room.

**We are pleased to offer for sale this attractive three bedroom, semi-detached dwellinghouse which is located within a popular residential area of the City, within walking distance of the City Centre, Robert Gordon University and Duthie Park.**

Spanning two floors of accommodation, the property enjoys the comforts of double glazed windows, electric heating and well proportioned rooms throughout. This splendid property would present a truly excellent family home with early viewing highly recommended.

A bright and welcoming porch provides access into the property and leads you into the entrance hallway which is laid in carpet with neutral decor and has a neat cupboard housing the electrics. The lounge is bright and spacious, boasting large windows and a working coal fire is the main focal point of the room. Towards the rear of the house, there is a quality kitchen equipped with a variety of shaker-style units with contrasting work surfaces incorporating a stainless steel sink and drainer and a range of kitchen appliances which are all generously included within the sale. There is ample space for a dining table and chairs and there is access to two sizeable storage cupboards which is a fantastic addition to the space. The shower room completes the ground floor accommodation and is fitted with a walk-in shower for easy access, WC and wash hand basin.



Bedroom



Bedroom



Bedroom

Moving upstairs, the property comprises three well-proportioned bedrooms adorned with neutral decor, fitted carpets and ample storage facilities. One of the bedrooms has a built-in cupboard with fitted stairs leading to the attic which is fully floored and would make an ideal work from home space.

Externally, the garden grounds are generous and fully enclosed with a low level wall enclosing the space. The garden to front is laid in lawn with colourful plants and shrubs in the borders and a driveway to side leads to the single garage. The rear garden is laid with an extensive patio area, chippings for low maintenance and there are two sheds and a greenhouse which will remain.



Shower room

## Accommodation

Lounge	15'6" x 11'5"	4.73m x 3.48m
Kitchen / Diner	9'7" x 12'8"	2.92m x 3.86m
Shower Room	5'1" x 8'2"	1.55m x 2.49m
Garage	7'7" x 19'3"	2.31m x 5.87m
Bedroom	15'6" x 10'7"	4.73m x 3.23m
Bedroom	7'5" x 12'9"	2.26m x 3.89m
Bedroom	7'6" x 9'6"	2.29m x 2.9m



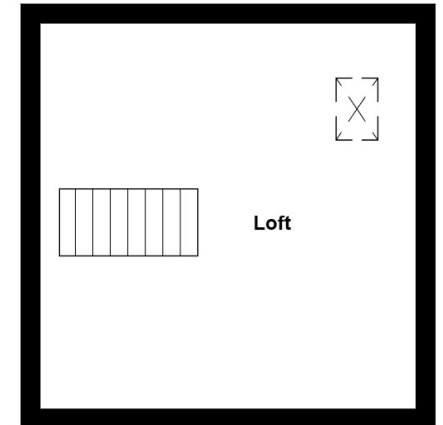
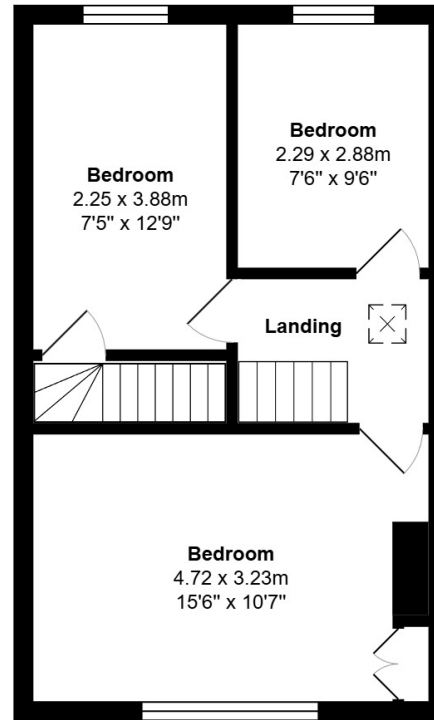
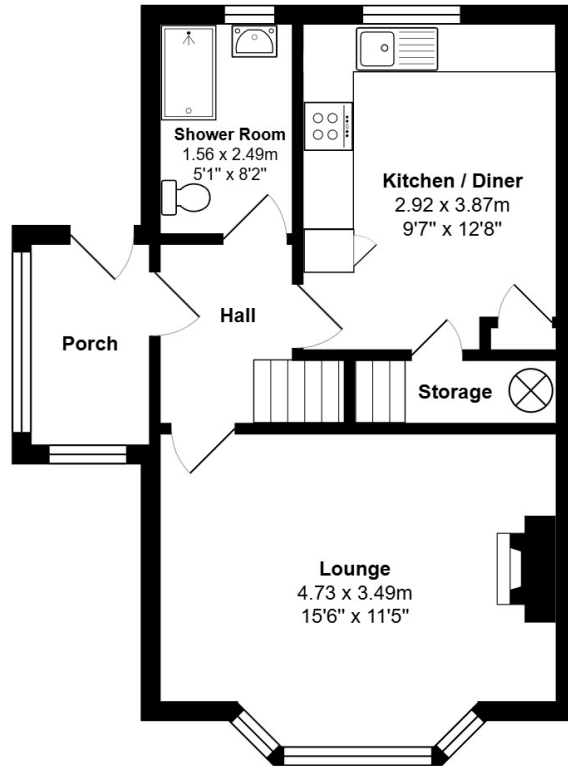
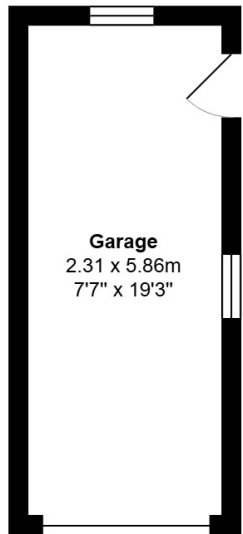
Exterior



Exterior

# Floorplan

58 Gairn Terrace



## Directions

Driving down Union Street towards the West End, turn left onto Holburn Street and continue straight ahead, pass through two small roundabouts and take the third exit turning left onto Gairn Terrace.

## Location

Gairn Terrace lies off Holburn Street with a wealth of local shops and amenities within walking distance including the shopping centre at Union Square, Bridge of Dee and The Robert Gordons Campus at Garthdee. The city centre is some five minutes drive from the property and regular public transport to this and many parts of the city is readily available. Enjoying easy access to Anderson Drive therefore to the business centres to the north and south of the city, Aberdeen Airport and the hospital complex at Foresterhill. Lovely woodland walks along the Old Deeside Railway line are on the doorstep and these lead to Duthie Park with its café and children's playpark.

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 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](http://lcea.com)