



3 Middle Row,
Aberdeen, AB11 5DU

ledingham
chalmers
estate agency



Lounge



Kitchen Diner



Bedroom

Four bedroom end terraced cottage

- Traditional cottage in the historic village of Footdee
- Quality Kitchen with excellent storage and space for dining
- Beautiful cosy Lounge with fireplace and front outlook
- Four good sized Double Bedrooms
- Centrally located modern Shower Room
- Exclusive Shed / Courtyard



Four beds.



One bathroom.



One public room.

We are delighted to offer for sale, this charming four bedroom end terraced cottage, 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 property benefits from double glazing and gas central heating and spans three floors of accommodation. This truly unique property offers a rare blend of traditional character and prime coastal location. Perfect for buyers seeking a peaceful historic home with a strong sense of community, or for those looking to let it as a holiday or short-let property, given Footdee's distinctive appeal.

On the ground floor, the entrance hallway provides access to a cosy lounge which enjoys an outlook to the front and is well proportioned, boasting neutral decor and a beautiful fireplace which adds warmth to the room.

The kitchen is generous in size with the base and wall mounted units offering ample storage, separate stainless steel sink and drainer, under unit lighting and a range of kitchen appliances, all of which are to be included as part of the sale. The kitchen allows space for a large dining table and chairs if desired.

The upper landing splits on either side and leads to two double bedrooms, both of which are carpeted, enjoying neutral decor and offering ample space for a range of furniture. Both rooms also have the advantage of built-in wardrobes and cupboard space.



Bedroom



Bedroom



Bedroom

The striking shower room has been replaced within the last few years and boasts a shower enclosure set into modern aqua panelling, WC and wash hand basin.

A further staircase provides access to the top floor which hosts the remaining two double bedrooms. Both bedrooms enjoy a dual aspect, neutral decor, fitted carpet and excellent built-in storage.

A particular feature of the property is the exclusive outhouse within a well maintained block, which is fully lined and boasts power and light, and the private courtyard which can be enjoyed during the summer months for a spot of alfresco dining. There is unrestricted parking surrounding the property. This would be an excellent opportunity for those looking for a traditional 'fisherman's cottage' and internal inspection is essential to fully appreciate the warm and comfortable ambiance this lovely home has to offer.



Shower room

Accommodation

Kitchen / Diner	11'3" x 13'4"	3.43m x 4.07m
Lounge	11'10" x 13'2"	3.61m x 4.01m
Bedroom	13'3" x 14'2"	4.04m x 4.32m
Bedroom	11'6" x 9'11"	3.51m x 3.02m
Shower Room	6'0" x 6'2"	1.83m x 1.88m
Bedroom	13'4" x 13'0"	4.07m x 3.96m
Bedroom	8'11" x 12'11"	2.72m x 3.94m



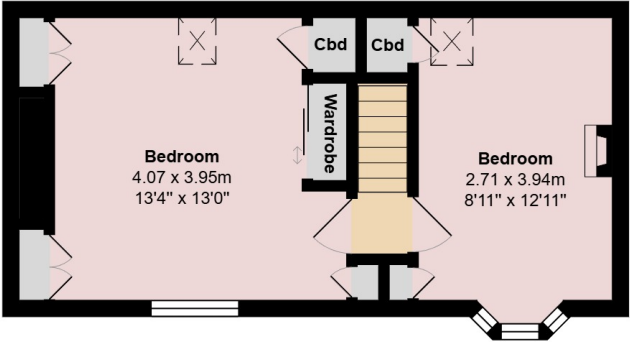
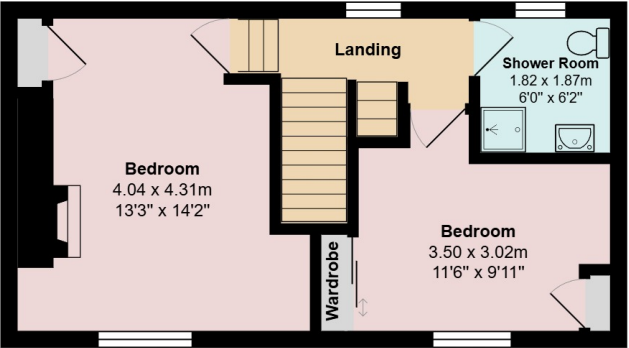
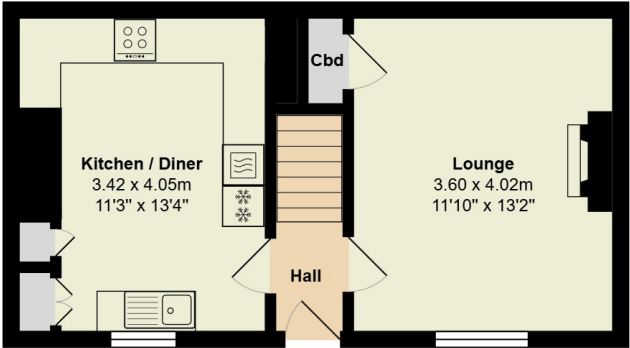
Exclusive Shed / Courtyard



Views

Floorplan

3 Middle Row



Directions

Travel east along the Beach Boulevard and turn right at the end onto Beach Esplanade. Proceed to the far end, following the road round to the right, and take a left hand turn onto New Pier Road. Middle Row is located within a pedestrian courtyard on the left hand side.

Location

Footdee is a picturesque former fishing village containing a wide variety of charming cottages and apartments. Middle Row is a pedestrianised street with period lighting and cottage gardens. The property is well placed for a wide range of amenities at Aberdeen beach, including good shopping facilities, public transport services, restaurants, bars and cafes, including the highly regarded Silver Darling fish restaurant.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.