



**9 Canal Street,**  
Mounthooly, Aberdeen, AB24 3ET

**ledingham  
chalmers**  
estate agency





Lounge





Kitchen



Kitchen

## Deceptively spacious three bedroom detached home

- Located close to Aberdeen University and the city centre
- Well proportioned kitchen with access to rear garden
- Versatile layout with three bedrooms and box room
- Modern shower room with walk-in shower
- Located on quiet side street with excellent transport links
- Potential for HMO rental use



**Three** beds.



**One** bathroom.



**One** public room.

**Occupying a central location and within walking distance of King's College at Old Aberdeen, we are delighted to offer for sale this spacious three bedroom detached dwellinghouse.**

The property offers well proportioned accommodation set over two floors while enjoying a peaceful outlook set back from the road. The property is also ideally located within close proximity of Aberdeen University and Aberdeen's city centre. There are also excellent transport links found on Kings Street, along with convenient vehicle access to the main arterial routes North and South of the city.

The property boasts cottage charm throughout with modern comforts such as gas fired central heating, uPVC double glazed windows and security locking front door. It has been used as a much loved home and profitable rental property by the current owners, with a rental income circa £1,200p.c.m achieved previously, making this an excellent opportunity for families and buy to let investors alike.

Upon entry, the entrance vestibule leads seamlessly into the main hallway, which boasts a sizeable under stair cupboard. Access to all of the ground floor accommodation can be found from the hallway, with a door to the rear giving garden access.

The dual aspect lounge, enjoys views over the front and rear gardens, with excellent proportions allowing for the placement of multiple items of free standing furniture. Decorated in neutral tones with complementing carpeting this room has a light and airy feel.

The dining kitchen boasts peaceful garden views from almost every angle and is fitted with a range of wood effect wall and base units with contrasting work surface and tiled splashback.



Bedroom



Bedroom





Bedroom



Shower room

Appliances include free standing oven and electric hob, washing machine and fridge/freezer. The room is large enough for an area for dining.

The large double bedroom is a generous room, with two curved alcoves adding a lovely focal point. The room is again decorated in neutral tones with complementing carpeting.

The modern shower room completes the ground floor accommodation and comprises WC, hand wash basin, large walk-in shower enclosure with aqua panelling and tiling to the walls and floor.

The carpeted stair case leads to the upper floor, where two further double bedrooms can be found, with the larger of the two featuring a built-in cupboard. Also on this level is a walk-in storage cupboard.

To the front of the property, a wrought iron gates lead to an extensive lock blocked area providing off-street parking for several cars. A door to the side gives access to the fully enclosed rear garden with integral storage cellar which provides an excellent level of outside storage.

It is worth noting it is believed the property would be suitable for HMO (House of Multiple Occupation) rental which has the possibility to generate a higher rental yield. It is the purchaser's responsibly to obtain the correct certification to have the property registered for HMO use.



Accommodation

Lounge	11'8" x 18'5"	3.56m x 5.61m
Kitchen	10'10" x 13'2"	3.3m x 4.01m
Bedroom	11'11" x 12'7"	3.63m x 3.84m
Shower Room	6'2" x 8'0"	1.88m x 2.44m
Bedroom	11'2" x 13'9"	3.4m x 4.19m
Bedroom	8'3" x 13'9"	2.52m x 4.19m
Storage	5'7" x 4'5"	1.7m x 1.35m



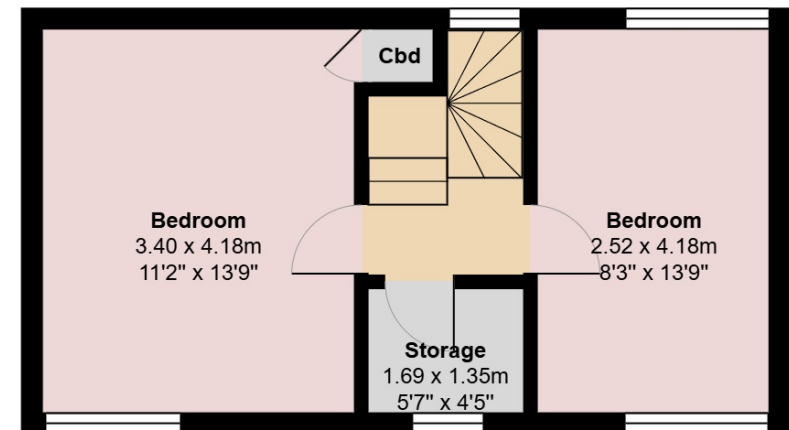
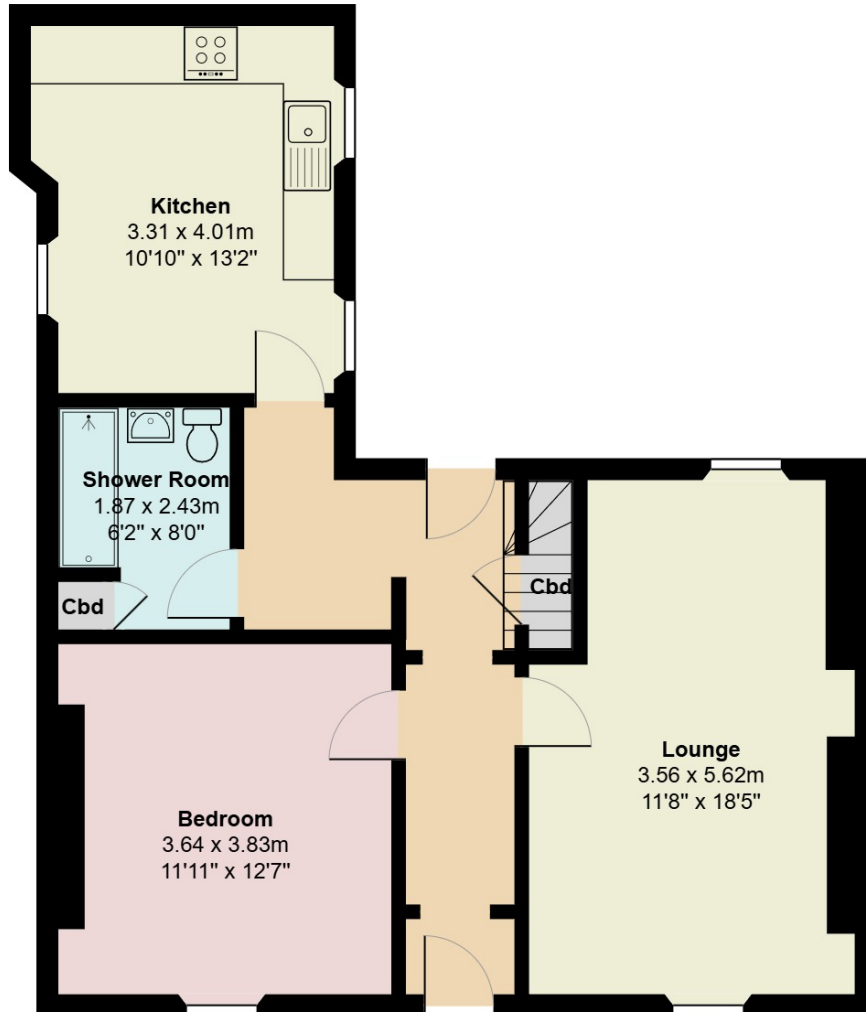
Rear Garden



Front Garden

## Floorplan

9 Canal Street



## Directions

From Union Street turn off onto Broad Street continuing onto the Gallowgate and then to the Mounthooly roundabout taking the third exit onto Mounthooly Way. Take the second opening on the left into Canal Street and No 9 is situated a short distance ahead on the right hand side.

## Location

Canal Street is located in the Mounthooly area of town which is within easy walking distance of the City Centre, Aberdeen University at Old Aberdeen and also Robert Gordon's University at Schoolhill. There are convenience shops nearby including a large Morrisons and Lidl with a Coop local all within walking distance. Public transport from Great King Street is available providing access to most areas of the City. Primary and secondary education is also nearby as is the main arterial route to both north and south of Aberdeen.

## Arrange a viewing

Viewing By appointment telephone 07919465412 or 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.