



**8 Duthie Place,**  
Aberdeen, AB10 7PE

**ledingham  
chalmers**  
estate agency



Lounge



Sitting / Dining Room



Kitchen

## Charming three bedroom semi-detached granite home with secluded garden

- Striking front vista with immaculate front garden
- Versatile layout with two generous public rooms
- Three generous bedrooms, with excellent storage
- Well manicure garden with secluded feel
- Located in the heart of Mannofield
- Local shops and transport links are within walking distance



Three beds.



One bathroom.



Two public rooms.

**We are delighted to offer for sale this charming three bed granite property which is located on a secluded tree lined street in the heart of Mannofield.**

The property boasts many noteworthy features such as full gas fired central heating with a new boiler being installed in August 2024, double glazing and fireplaces in the public rooms. The current owners have completed a comprehensive schedule of works to the property to create an inviting and immaculately presented home.

The entrance vestibule has quality Karndean flooring, with wooden glazed door leading to the internal hallway which in turn gives access to the ground floor accommodation along with housing the carpeted stairs to the floor above.

Providing a pleasant outlook to the front, the lounge has a bay window, two alcoves and feature fireplace. The room is well presented and is large enough for a variety of free standing furniture as required. There is a fitted cupboard within one of the alcoves which house the new fuse box and smart meter.

Across the hall from the lounge is a charming double bedroom, which is decorated in the same neutral colour scheme which ties in seamlessly with the rest of the accommodation. There is ample storage available within the built-in furniture which offers shelved, hanging and drawer storage.

The spacious sitting/dining room has a peaceful rear aspect and a feature fireplace with alcoves either side. This room makes the ideal spot to unwind and entertain while enjoying garden views from almost every angle.



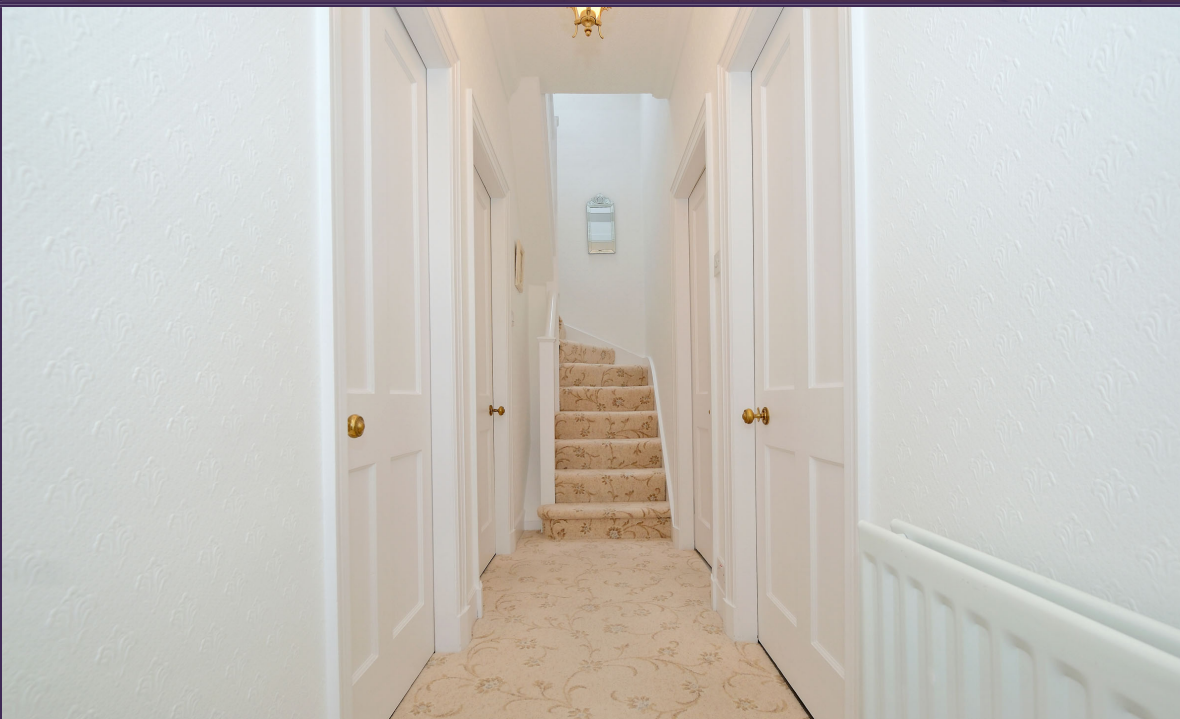
Bedroom



Bedroom



Bathroom



Hallway

Located off the sitting/dining room, the immaculately presented Drumoak kitchen is fitted with wooden shaker style wall and base units with complementing light coloured Corian work surfaces and splash back tiling. There are ample free standing appliances which include ceramic hob, fridge/freezer, microwave, double oven and washing machine which are all included as part of the sale. There is a built-in cupboard below the stairs for extra storage and a second door leading to the rear garden. The room is completed by Karndean flooring.

Completing the ground floor accommodation is the family bathroom which is fitted with a three piece white suite, shower screen, Mira shower, Amtico flooring and glazed window. The wide vanity unit is solid wood with matching bath panel to create a sleek, high quality finish.

Ascending the carpeted stairs to the first floor leads to the first floor landing. The large principle bedroom is a tranquil haven to relax away from busy family life. The current owners have utilised the rooms layout perfectly, using an area towards the front of the property as a vanity area with useful sink. There are two built-in wardrobes, with ample space for other furniture items as needed along with access to the extensive eaves. The third bedroom has most recently been used as a walk-in wardrobe but would equally make an excellent single bedroom or home office. There is eaves access along with a large walk-in cupboard which offers an enviable level of storage.

Outside, there is a tidy garden to the front with two circular flower beds being surrounded by lock block paving. There is also a wrought iron fence with gate. The fully enclosed garden to the rear is a sight to behold, bursting with pops of seasonal colour this a space to enjoy all year round. There is a central area of lawn, with patio, flower beds and stone chip paths. The garden has a secluded feel, with a gate giving side access. There is an old coal cellar which houses the new boiler.

## Accommodation

Lounge	13'1" x 12'7"	3.99m x 3.84m
Sitting/ Dining Room	13'1" x 14'11"	3.99m x 4.55m
Kitchen	12'9" x 9'9"	3.89m x 2.97m
Bedroom	9'3" x 12'5"	2.82m x 3.79m
Bathroom	9'3" x 4'11"	2.82m x 1.5m
Bedroom	12'4" x 21'5"	3.76m x 6.53m
Bedroom	12'8" x 8'0"	3.86m x 2.44m



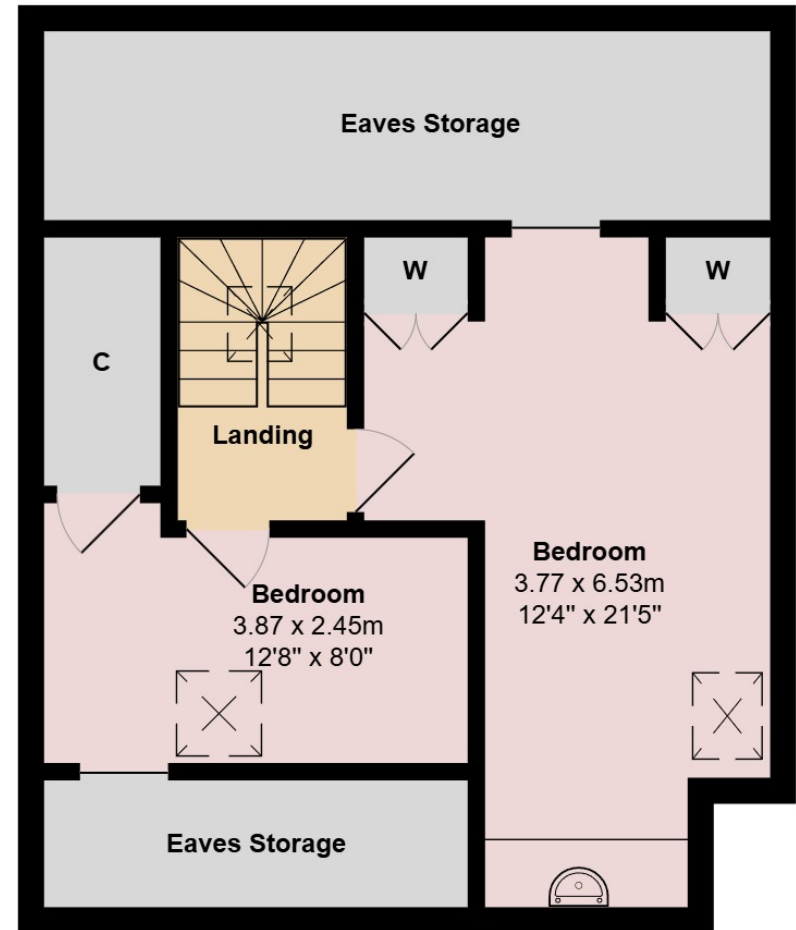
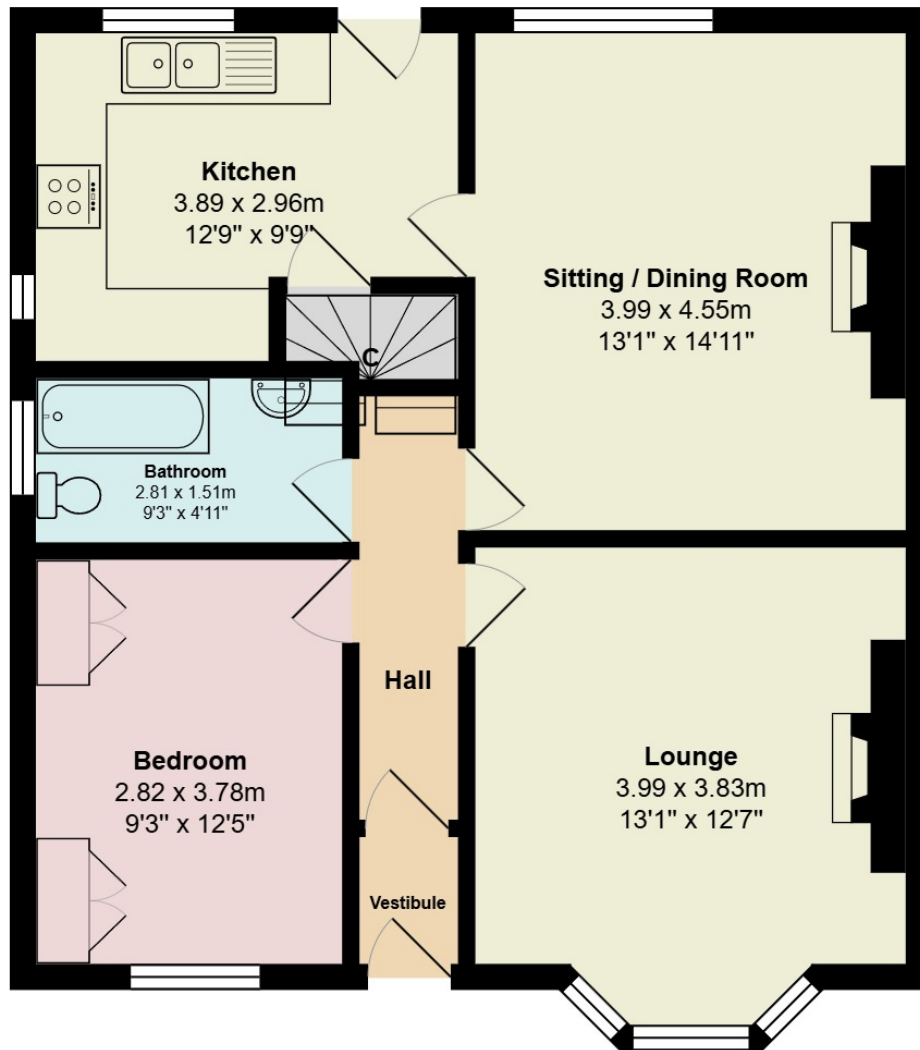
Bedroom



Rear Garden

# Floorplan

## 8 Duthie Place



## Directions

Travelling from Union Street proceed onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Continue a good distance along Great Western Road, over the Anderson Drive lights and take the first left onto Hammerfield Avenue then first right onto Duthie Place. No. 8 is identified by a For Sale Sign.

## Location

Duthie Place lies off Great Western Road with a wealth of local amenities within striking distance including the shopping centres within Mannofield. The city centre is some ten minutes' drive from the property and regular public transport is readily available. Reputable nursery, primary and secondary schools are in the area and the subjects enjoy easy access to Anderson Drive, therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport. Lovely walks can be enjoyed on the nearby 'Old Deeside' railway line which is only some five minutes' walk from the property.

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

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