



**81 Duthie Terrace,**  
Aberdeen, AB10 7PS

**ledingham  
chalmers**  
estate agency



Entrance Vestibule



Hallway



Lounge

## Three bedroom upper flat

- Desirable location with local amenities nearby
- Three excellent sized Double Bedrooms
- Expansive Dining Kitchen with access to rear
- Light and airy Lounge with charming bay window
- Exclusive Garage and Shared Garden at rear
- Ample on street parking



Three beds.



One bathroom.



One public room.

**Occupying an enviable position on one of Aberdeen's most desirable streets, we are delighted to bring to the market this beautifully presented three bedroom double upper flat.**

Enjoying a prime location in the heart of Aberdeen's West End, this beautifully presented and well-appointed property boasts a tasteful blend of period detail and modern decoration throughout. The appeal of the property is instantly apparent from the curb and viewing is highly recommended for prospective purchasers to appreciate the layout and scale of the accommodation on offer.

A most welcoming and appealing entrance vestibule provides access into the property and boasts built in storage and original floor tiles leads on to the carpeted staircase and all accommodation.

The lounge is a beautiful room located at the front of the property on the first floor, particularly attractive features of the room are the feature fireplace and charming bay window.

The dining kitchen has an extensive range of light wood effect base and wall units with contrasting work surfaces and tiled splashback, integrated hob, double oven, washing machine, tumble dryer, dishwasher and fridge freezer. There is a fully glazed door which allows natural light to bathe the room, offering views of the shared garden and provides access to an external staircase.



Kitchen



Bedroom



Bedroom

Bedroom one and bedroom two are excellent sized double rooms located on the first floor, both have space for free standing furniture. Bedroom one is located at the rear and bedroom two enjoys a front facing aspect.

The first floor accommodation is completed with the family bathroom which comprises of bath with overhead shower, wash hand basin and WC.

A stylish spiral staircase leads up to the second floor where the third double bedroom is located and there is a small landing area with storage space available.

There is an exclusive garage and a shared garden with exclusive areas to the rear of the property which is mostly laid in lawn with a lovely patio area to enjoy in the summer months.



Bathroom

## Accommodation

Lounge	13'10" x 17'0"	4.22m x 5.18m
Kitchen / Diner	14'6" x 12'10"	4.42m x 3.91m
Bedroom	9'1" x 10'4"	2.77m x 3.15m
Bathroom	6'11" x 10'0"	2.11m x 3.05m
Bedroom	10'7" x 15'1"	3.23m x 4.6m
Bedroom / Study	14'7" x 11'2"	4.45m x 3.4m
Hall	7'1" x 17'0"	2.16m x 5.18m
Garage	10'11" x 20'5"	3.33m x 6.22m



Bedroom

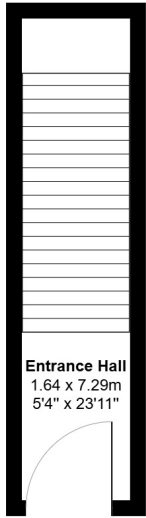


Exterior

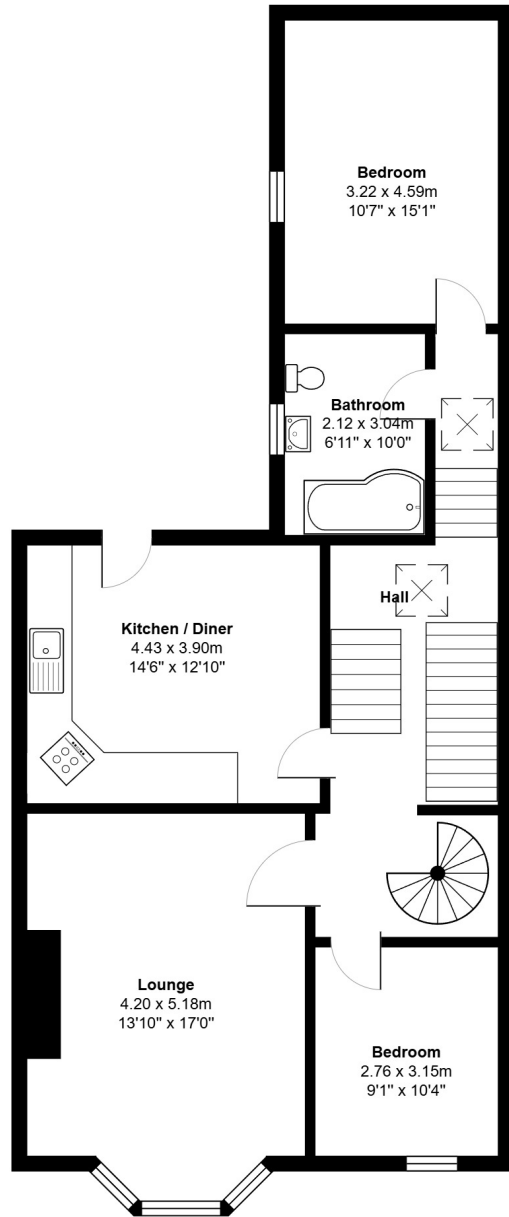
81 Duthie Terrace



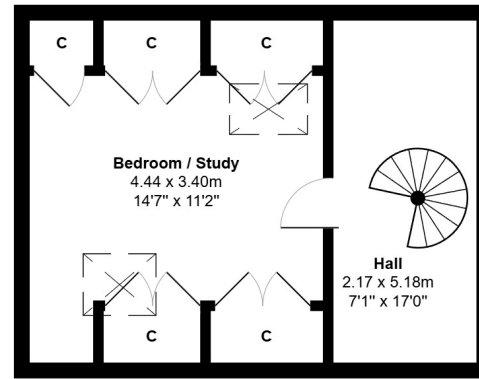
## Floorplan



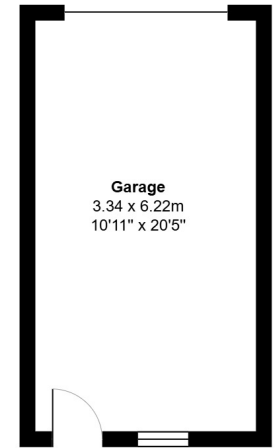
Ground Floor



First Floor



Second Floor



## Directions

From Great Western Road continue over Anderson Drive and take the first road on the left onto Hammerfield Avenue. Turn first right onto Duthie Place and first left onto Duthie Terrace. Number 81 is on the right hand side as indicated by our "For Sale" sign.

## Location

Duthie Terrace is an attractive tree lined street to the West of Aberdeen City Centre within the ever popular Mannofield area with a wealth of local amenities within walking 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, Robert Gordon University and Gray's School of Art are within walking distance of 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 appointment telephone 07387 604037 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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