



**1 Garthdee Terrace,**  
Garthdee, Aberdeen, AB10 7JE

ledingham  
chalmers  
estate agency



Lounge



Dining room



Kitchen

**Spacious four bedroom family home in established residential area**

- Exceptionally spacious living accommodation throughout
- Generous lounge with feature fireplace
- Large dining room, ideal for entertaining
- Four double bedrooms, all with built-in storage
- Two shower rooms, one on each floor
- Ideal for families or buy-to-let investors



**Four beds.**



**Two bathrooms.**



**Two public rooms.**

**Situated within the established residential area of Garthdee, we offer for sale this spacious four bedroom semi-detached dwellinghouse.**

Ideally located in close proximity to Robert Gordon University, the property offers generous living accommodation with fresh, neutral decor throughout and having previously had an HMO licence, offers an excellent opportunity for both families and buy to let investors alike.

The home is entered into the hallway which is bright and welcoming and which boasts a built-in cupboard affording good storage.

The lounge is well-proportioned, affording space for a variety of furniture, and is overflowing with natural light from the large window with unique curved aspect, A wall mounted electric fire provides a charming feature for the room.

Located to the rear of the property is the dining room which enjoys peaceful views over the garden and which affords a wealth of space for formal dining, making this an ideal place for family meal times and entertaining alike.

The kitchen features a range of base and wall units with contrasting worktops and stainless steel sink with drainer. A recessed area provides a non intrusive spot for the fridge/freezer, with the free standing cooker and extractor hood above and washing machine included within the sale. There is space for a tumble dryer available, with a breakfast bar providing the perfect place for informal dining.



**Bedroom**



**Shower room**



Bedroom



Rear Garden

Directly accessed from the kitchen is the internal hall which is host to the rear door which gives entry to the back garden.

Two double bedrooms are located here both of which boast built in wardrobes offering both hanging and shelved option.

A spacious shower room with white suite comprises a fully enclosed corner cubicle, sink pedestal and WC with additional space for furniture if desired.

The carpeted staircase ascends to the first floor landing, giving way to the remaining accommodation.

Two large double bedrooms, one with front aspect and one with rear, are located here and both benefit from built in storage.

A further shower room completes the home, with shower enclosure, sink and WC.

Outside, the low maintenance front garden is laid with stone chips and a further area to the side is completed with tarmac which provides off street parking for two vehicles.

To the rear, a paved garden provides the perfect space for al fresco dining and there a shed for outdoor storage.

Internal viewing is encouraged to fully appreciate the property on offer.

## Accommodation

Entrance Hall	6'7" x 14'5"	2.01m x 4.4m
Living Room	12'5" x 12'9"	3.79m x 3.89m
Dining Room	12'0" x 15'5"	3.66m x 4.7m
Kitchen	6'7" x 11'8"	2.01m x 3.56m
Internal Hall	3'7" x 16'5"	1.09m x 5.01m
Bedroom One	14'0" x 12'7"	4.27m x 3.84m
Bedroom Two	15'11" x 11'3"	4.85m x 3.43m
Shower Room	6'9" x 7'5"	2.06m x 2.26m
Landing	7'10" x 7'0"	2.39m x 2.13m
Bedroom Three	12'4" x 13'1"	3.76m x 3.99m
Bedroom Four	12'10" x 10'1"	3.91m x 3.07m
Shower Room	6'0" x 7'4"	1.83m x 2.24m



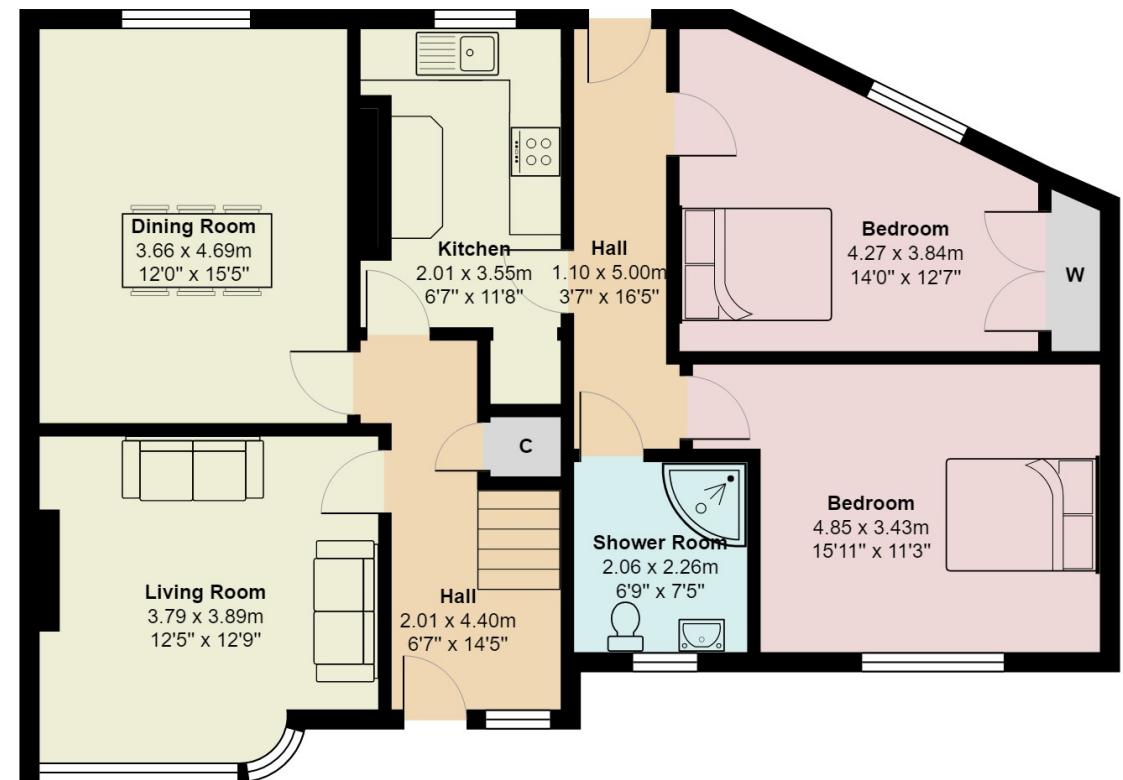
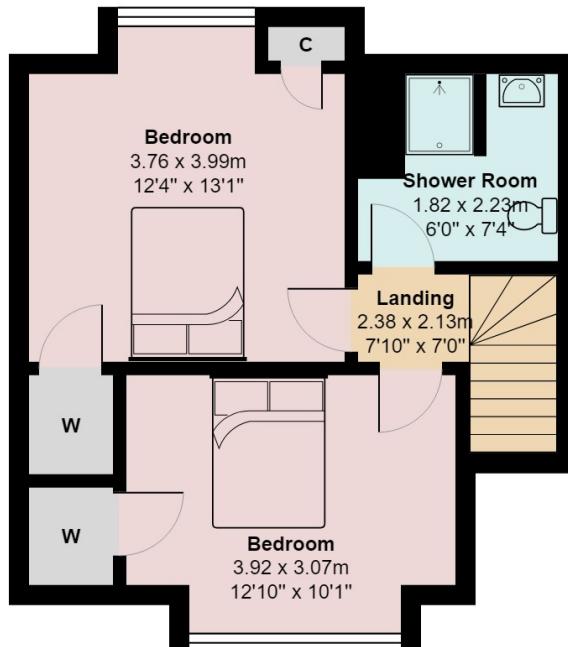
Rear Garden



Rear Garden

## Floorplan

### 1 Garthdee Terrace



## Directions

From Bridge of Dee roundabout proceed onto Garthdee Road. Continue up the hill and turn right onto Craigievar Road. Turn first right onto Montrose Drive and then turn right again onto Pitmedden Crescent. Turn second left onto Garthdee Drive and Garthdee Terrace is first on the right.

## Location

Garthdee has a good range of local amenities including excellent shopping facilities at the Bridge of Dee including Asda, Sainsburys, Boots and B & Q. There are good public transport services and the David Lloyds Health Club. The Robert Gordons University is within easy walking distance.

## 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.