



6A Orchard Place,
Aberdeen, AB24 3DH

**ledingham
chalmers**
estate agency



Hallway



Lounge



Kitchen

Three bedroom mid-terraced dwellinghouse

- Beautifully maintained Gardens to front and rear
- Single Garage with up and over door
- Brand new Kitchen with appliances included
- Bright and airy Lounge with peaceful aspect to rear
- Three excellent sized Bedrooms
- Generous storage facilities throughout



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale this lovely three bedroom mid-terraced dwellinghouse which is situated in a quiet, secure residential location within a popular area of the city.

The generously proportioned accommodation spans two floors and is presented in excellent order throughout while benefitting from gas central heating and double glazing.

Upon entering, you are immediately welcomed into a bright and open hallway which is laid with wooden flooring and fresh decor.

Enjoying a peaceful aspect to the rear, the lounge is bright and airy, laid in wooden flooring and boasting neutral decor. French doors provide access out to the rear garden and floor to ceiling windows at either side allow natural light to flood the room.

An archway from the lounge provides access to the sizeable kitchen which has been newly fitted and is equipped with a range of modern base and wall mounted units with co-ordinating work surfaces incorporating a stainless steel sink and drainer with colourful tiled splashback behind and a range of appliances which are to be included as part of the sale.

A handy cloakroom toilet completes the ground floor accommodation and is fitted with a WC and wall hung wash hand basin.

A carpeted staircase leads you to the upper floor where you will find two double shelved built-in cupboards and a further cupboard housing the boiler providing excellent storage.



Bedroom



Bedroom



Bedroom

Bedroom one enjoys an outlook to the front and is fitted with quality carpeting, neutral decor and two wall lights. The room benefits from wall to wall built-in storage and further space available for freestanding bedroom furniture.

Bedroom two is peacefully located to the rear of the property and is fitted with carpet complimented by fresh white walls and boasting a double fitted wardrobe with louvre doors.

Bedroom three is the smaller room of the three and enjoys a rear facing aspect.

The family bathroom completes the internal accommodation and is fitted with shower over the bath and curtain rail, WC, wash hand basin, shelving for display, opaque window and spotlights.

The front garden has been well landscaped and is mainly laid to lawn with a paved path leading to the front door with a lovely range of shrubs within the borders and a paved patio area, ideal for relaxing in the summer months.

The rear garden is fully enclosed and is finished with lawn and a generous patio area, colourful plants and shrubs within the borders making this easy to maintain. A rear gate provides access to the path which leads to the garage. The single lock up garage is situated on the right hand side before the terraced houses.

Early viewing is strongly recommended to appreciate the secluded and peaceful location on offer.



Bathroom

Accommodation

Kitchen	11'8" x 10'11"	3.56m x 3.33m
Hallway	5'6" x 14'1"	1.68m x 4.29m
Lounge	17'4" x 11'5"	5.28m x 3.48m
Bedroom	8'7" x 11'7"	2.62m x 3.53m
Bathroom	6'5" x 8'3"	1.96m x 2.52m
Bedroom	8'8" x 12'0"	2.64m x 3.66m
Bedroom	8'5" x 8'11"	2.57m x 2.72m
Garage	18'3" x 9'0"	5.56m x 2.74m



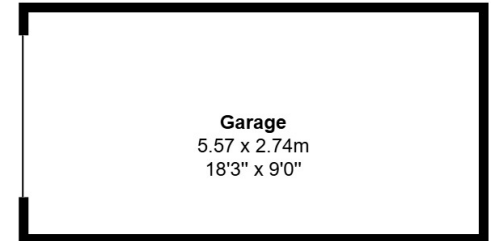
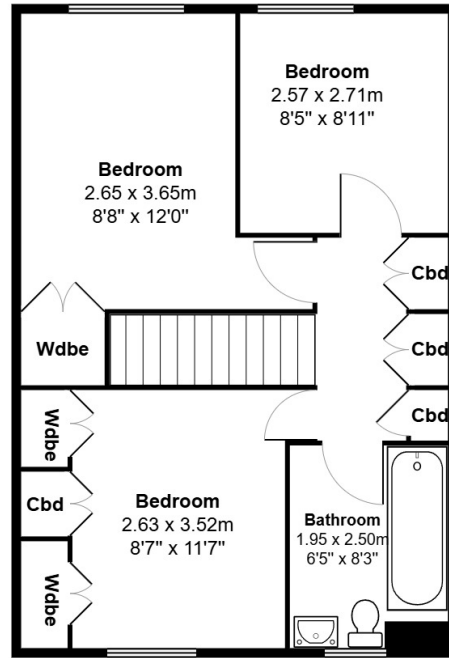
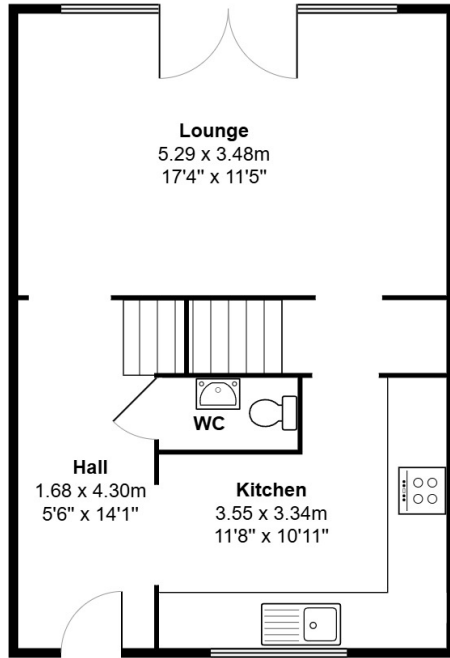
Rear Garden



Garage

Floorplan

6a Orchard Place



Directions

From Mounthooly roundabout exit onto Mounthooly Way. Turn left onto Kings Crescent, which becomes Spital. Turn right onto Orchard Street then first left onto Orchard Place. There is an opening on the right which leads to the garage, an arched walkway leads to the house.

Location

Orchard Place is particularly well situated for access to the nearby Aberdeen University Campus. The house enjoys a secure, private position within the area. There are an excellent range of local shops and other facilities close at hand whilst the City centre is only a short distance away. An excellent public transport system is also available to most parts of the City and beyond.

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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