



**403 Crathie Gardens East**  
Aberdeen AB10 6BW

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen / Diner



Kitchen / Diner

## Well presented three bedroom home with single garage

- Fantastic location and well presented throughout
- Open plan Kitchen/Diner
- Modern Shower room and separate bathroom
- Three bedrooms, all with built-in storage
- Fully enclosed rear garden
- Single garage with lane access



**Three** beds.



**Two** bathrooms.



**One** public room.

**We are delighted to offer for sale, this most attractive, move-in ready, three bedroom end terraced dwelling house located in a quiet city centre location.**

The property is presented in excellent condition, offering a great opportunity for any discerning buyer to move in with ease.

Entry is gained at the front of the property, with the hallway giving a warm and inviting atmosphere. There is a large under stair cupboard, which offers excellent storage solutions.

The centrally located lounge is a lovely space to relax and unwind, with a feature fire place located in the corner adding personally and charm to the room. The lounge is set on semi-open plan with the kitchen / diner, allowing for ease flow between the spaces.

Viewers will surely be impressed with the stunning kitchen / diner, with great proportions and contemporary design. Natural light fills the space and there is ample space for a dining table and chairs while French doors give direct access out to the garden, enhancing the inside/ outside flow. Ideal for entertaining, the kitchen itself has been pleasantly presented with stylish decor. There is a wide range of shaker fronted wall and base mounted units, complimented by tiling and worktops. A breakfast bar has also been created to offer addition dining and sitting space. An added bonus has to be the walk-in pantry which offers great additional storage space along with housing the washing machine and tumble drier.

Located from the hallway or lounge, the first double bedroom is located to the front of the property and offers an excellent level of versatility, being suitable as a playroom or home office as needed. The room is enhanced by a large built-in cupboard.



Bedroom



Bedroom



Bedroom



Bathroom

The modern shower room completes the downstairs accommodation and comprises walk-in shower enclosure, wc, storage vanity unit with inset sink and tiling.

Ascending the staircase to the first floor leads to the landing where a useful over stairs cupboard can be found. Two double bedrooms are found on this level, both with an excellent level of built-in wardrobe space.

Completing the accommodation is the bathroom comprising shower over bath, WC and wash hand basin vanity.

Outside, the property has a low maintenance front garden which is laid mainly with lock block, with a circular area in the middle where a tree is positioned. The tree helps enhance the feeling of privacy to the front facing bedroom, which adding curb appeal. There is a gate which allows access to the rear garden down the side of the property.

The fully enclosed rear garden is a fantastic space for pets and children to enjoy safely. The raised decking is located off of the kitchen / diner, making it the ideal spot for relax and entertain during the summer months. From the decking is an area of lawn which is boarded by mature flower beds and path. Further down the garden there are two areas of astro turf along with a charming summer house. There is a single garage, which is fitted with power and accessed via a private lane. This lane is shared with 401, with both properties being responsible for its maintenance.

## Accommodation

Lounge	12'1" x 12'4"	3.68m x 3.76m
Kitchen/diner	18'4" x 10'5"	5.59m x 3.18m
Pantry	5'6" x 4'5"	1.68m x 1.35m
Bedroom	11'11" x 10'6"	3.63m x 3.2m
Shower room	5'6" x 4'9"	1.68m x 1.45m
Bedroom	13'0" x 9'11"	3.96m x 3.02m
Bedroom	9'6" x 9'1"	2.9m x 2.77m
Bathroom	6'5" x 5'8"	1.96m x 1.73m
Garage	8'7" x 18'10"	2.62m x 5.74m



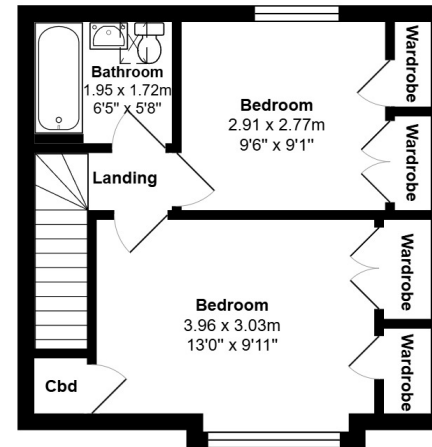
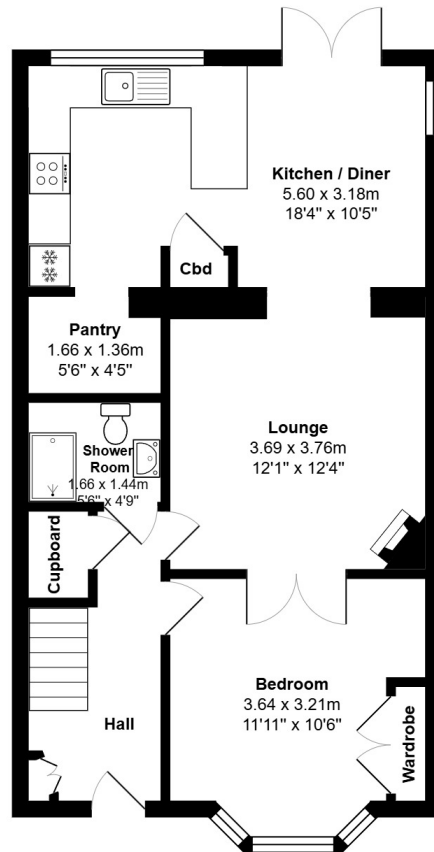
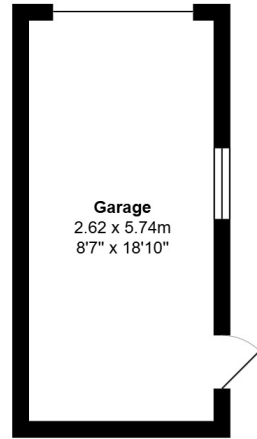
Shower Room



Rear Garden

# Floorplan

403 Crathie Gardens East



## Directions

From Holburn Street head South towards the Bridge of Dee, at the first round about take the third exit, at the second round about take the first exit to remain on Holburn Street. Passing under the Deeside Way Holburn Bridge take the first left onto Crathie Terrace. At the cross roads take a right onto Crathie Gardens East, where number 403 is located on the left hand side.

## Location

Crathie Gardens East is situated in a popular residential area close to Holburn Street. The property enjoys an excellent location within walking distance of the City centre and the Bridge of Dee. There is a varied selection of local shops providing everyday needs with both a 'Sainsbury' and 'Asda' superstore located at Garthdee. The main arterial route through the City provides easy access to the industrial/business estates at Altens and Tullos to the south and Bridge of Don and Dyce to the north. The property is also well placed for the Robert Gordon's University campus and Gray's School of Art, both situated at Garthdee. Regular public transport provides links to other parts of town. The walks on the river and the old Deeside Railway line as well as the renowned Duthie Park are also close by.

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 07795963883 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
property@ledinghamchalmers.com

[lcea.com](http://lcea.com)