



103 Gairn Terrace,
Aberdeen, AB10 6AY

**ledingham
chalmers**
estate agency





Conservatory



Lounge

Three bedroom semi-detached dwellinghouse

- Extensive Driveway providing off street parking
- Close to local amenities and fantastic walks nearby
- Generous Kitchen with space for dining
- Sizeable Conservatory with patio door to rear garden
- Private and enclosed Garden to rear
- Neutral decor throughout



Three beds.



One bathroom.



Two public rooms.

We are pleased to offer for sale this three bedroom semi detached family home, which has been extended to the rear, and provides off street parking.

Conveniently situated for access to the City Centre, Robert Gordon University and the main ring road in and out of the city, this is an ideal purchase for either families or first time buyers.

Spanning two floors of accommodation, the property enjoys the comforts of gas central heating, double glazed windows and well proportioned rooms throughout. This splendid property would present a truly excellent family home with early viewing highly recommended.

Upon entering the property, you will find a welcoming entrance hall that provides access to a neat cupboard housing the electrics. The lounge is bright and spacious, boasting large windows and a feature fireplace. Towards the rear of the house, there is a quality kitchen equipped with a variety of shaker-style units with contrasting work surfaces incorporating a stainless steel sink and drainer with tiled splashback behind and all appliances are generously included within the sale. There is ample space for a dining table and chairs and access is provided to the conservatory which is a fantastic addition to this fabulous property. The conservatory is generous in size and patio doors provide access out to the rear garden. The part tiled shower room completes the ground floor accommodation and is fitted with a walk-in shower for easy access, WC and wash hand basin set into modern vanity and a heated towel rail.



Bedroom



Bedroom



Bedroom

Moving upstairs, the property comprises three well-proportioned bedrooms adorned with neutral decor, fitted carpets and ample storage facilities. One of the bedrooms has a built-in cupboard with fitted stairs leading to the attic which is fully floored and would make an ideal work from home space.

Externally, an extensive driveway to the front provides off street parking for a few cars. The garden to the rear is fully enclosed and laid in patio and chippings for low maintenance. There is a shed in place which will remain as part of the sale.



Shower Room

Accommodation

Lounge	15'7" x 11'8"	4.75m x 3.56m
Kitchen / Diner	9'5" x 13'0"	2.87m x 3.96m
Conservatory	12'0" x 12'5"	3.66m x 3.79m
Shower Room	5'5" x 8'5"	1.65m x 2.57m
Bedroom	13'8" x 10'8"	4.17m x 3.25m
Bedroom	7'5" x 13'1"	2.26m x 3.99m
Bedroom	7'10" x 9'10"	2.39m x 3m
Attic	7'6" x 12'3"	2.29m x 3.73m



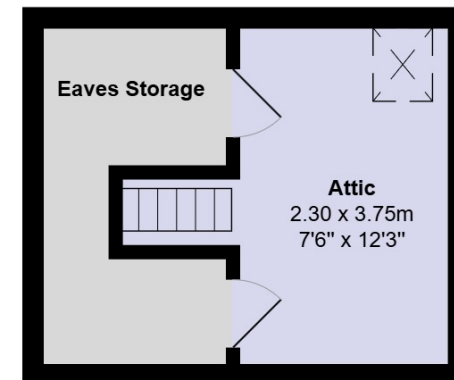
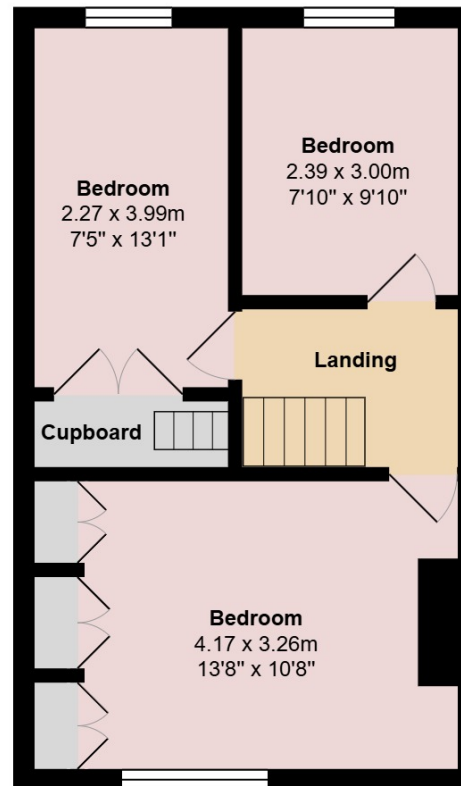
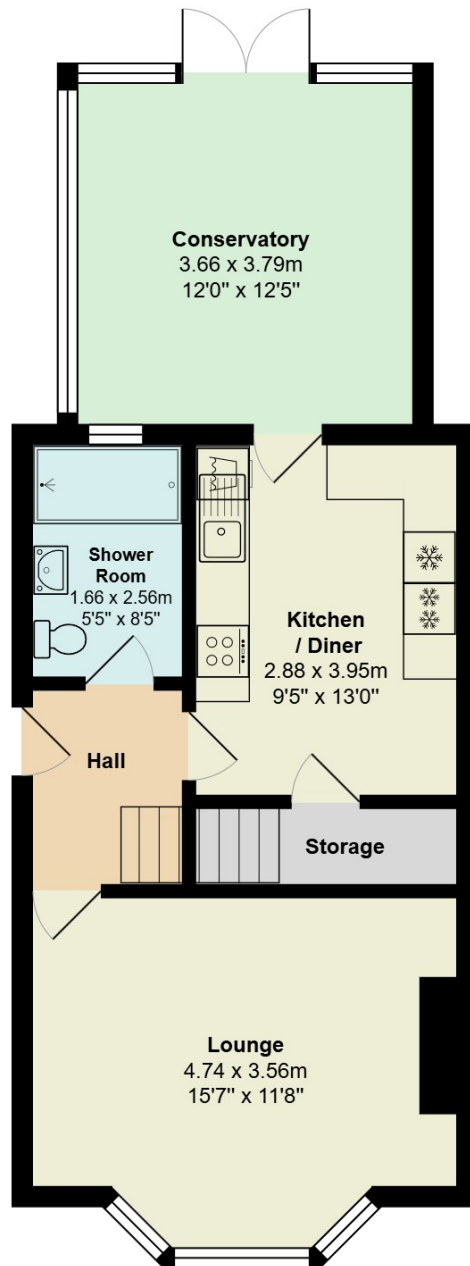
Garden



Garden

Floorplan

103 Gairn Terrace



Directions

Driving down Union Street towards the West End, turn left onto Holburn Street and continue straight ahead, pass through two small roundabouts and take the third exit turning left onto Gairn Terrace. The property is located ahead on the left hand side.

Location

Gairn Terrace lies off Holburn Street with a wealth of local shops and amenities within walking distance including the shopping centre at Union Square, Bridge of Dee and The Robert Gordons Campus at Garthdee. The city centre is some five minutes drive from the property and regular public transport to this and many parts of the city is readily available. Enjoying easy access to Anderson Drive therefore to the business centres to the north and south of the city, Aberdeen Airport and the hospital complex at Foresterhill. Lovely woodland walks along the Old Deeside Railway line are on the doorstep and these lead to Duthie Park with its café and children's playpark.

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 07921 074474 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