



9 Abbots Place,
Kincorth, Aberdeen, AB12 5AP

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Hallway

Two bedroom mid terraced dwellinghouse

- Fantastic location close to local amenities
- Generous sized rooms throughout
- Bright and airy Lounge with front facing aspect
- Well equipped Kitchen to rear
- Two good sized Double Bedrooms
- Garden to rear and on street parking to front



Two beds.



One bathroom.



One public room.

Situated in a quiet cul-de-sac in a popular residential area, we are pleased to bring to the market this two bedroom mid terraced dwellinghouse.

Benefiting from double glazing and gas central heating, this fantastic property would be an ideal purchase for first time buyers, couples or smaller families.

A carpeted entrance hallway with staircase provides access to the upper floor and boasts a superb under-stair storage area. The lounge is a good size with a box bay style window overlooking the front of the property. The room boasts a built-in fireplace with stone surround creating a lovely feature to the space. The kitchen is generous in size and fitted with a wide range of wall and base units providing ample storage and worktop space incorporating a sink and drainer. All appliances within the kitchen will be included as part of the sale. A breakfast bar is in place for informal dining and a door provides access to the rear vestibule which boasts a handy cupboard and also provides access out to the rear garden.



Bedroom



Bedroom



Bedroom

A carpeted staircase leads to the upper floor where you will find all remaining accommodation. The first bedroom is a spacious double bedroom overlooking the front of the property. The room allows ample space for a range of bedroom furniture and offers further storage via the built-in wardrobe. The second bedroom is another good sized double bedroom with a lovely open outlook to the rear and generous built-in storage. The bathroom completes the internal accommodation and is fitted with a three piece white suite comprising WC, wash hand basin and bath with tiled walls surrounding and a window to rear.

The front of the property has been paved and a wide variety of raised plants, bushes and shrubs add some colour to the space. Externally, there are garden grounds to the rear along with on street parking immediately available outside the property.



Bathroom

Accommodation

Lounge	10'11" x 17'2"	3.33m x 5.23m
Kitchen	14'1" x 9'1"	4.29m x 2.77m
Bedroom	15'9" x 11'2"	4.8m x 3.4m
Bedroom	11'1" x 10'3"	3.38m x 3.12m
Bathroom	6'6" x 5'7"	1.98m x 1.7m



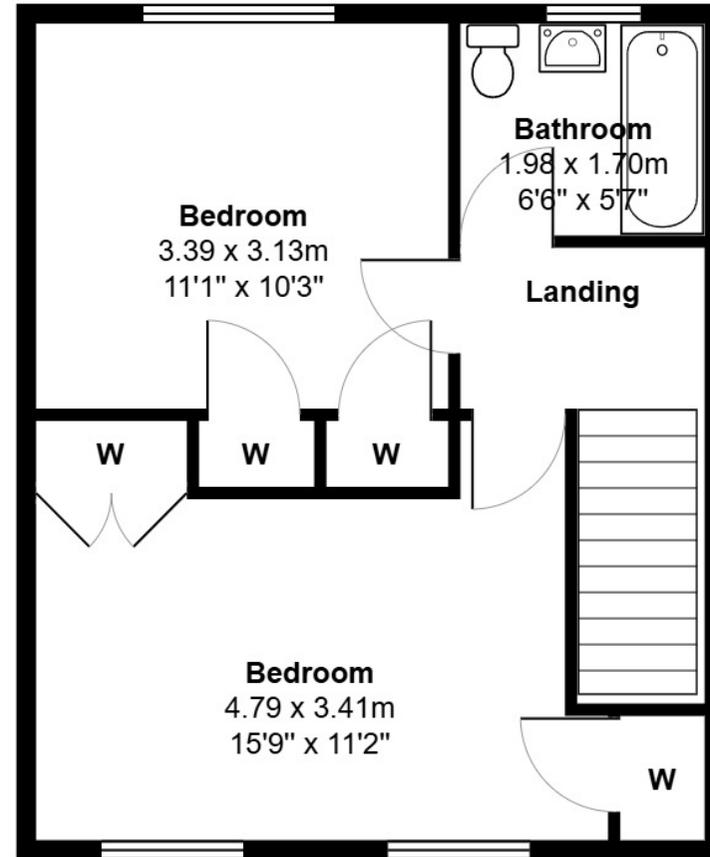
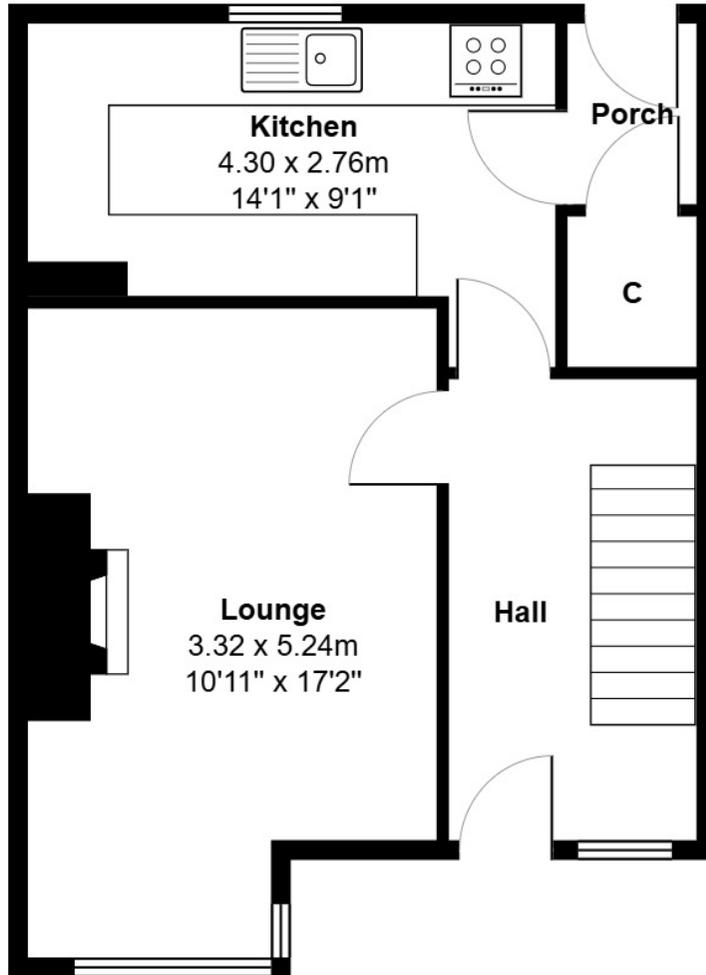
Views



Rear Garden

Floorplan

9 Abbots Place



Directions

From the West End of Union Street continue onto Holburn Street; at the roundabout take the second exit onto Great Southern Road and continue straight ahead crossing the King George VI bridge and at the roundabout take the second exit onto Provost Watt Drive. Take the second on the left into Abbotswell Crescent and the first left onto Abbots Place. The property is located on the right hand side.

Location

Kincorth is situated on the south side of the City with the area being well served by an excellent range of local shops and by public transport facilities, with a further range of shops available at the Bridge of Dee retail park. Nursery, primary and secondary education is available close by. Most parts of Aberdeen City are readily accessible by a variety of arterial routes, with the location also being convenient for the nearby Duthie Park with its many attractions, including the Winter Gardens. The location is also convenient for the oil related offices at Altens and Badentoy.

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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