

14 Abergeldie Road,
Aberdeen, AB10 6EG

Fixed Price
£210,000

Under offer

 **3**  **2**  **1**   **95 m²** EPC **C** Council Tax Band **E**



Contact Solicitor

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Features



Garage



Garden

Description

14 Abergeldie Road is a **3 bedroom terraced property** offering spacious family accommodation with fully enclosed rear garden and off street parking. The property would make an ideal family home with ample storage throughout and is tastefully decorated and ready to move into.

The light and airy entrance hall gives access to most accommodation on the ground floor and there is also a cupboard under the stair and further full height cupboard housing the fuse box, meters and hive heating system. The modern fitted kitchen has a good range of wall and base units, integrated appliances and space for a washing machine. There is a separate dining room to the rear of the property and large living room which overlooks the front of the property. Cloakroom with a white suite.

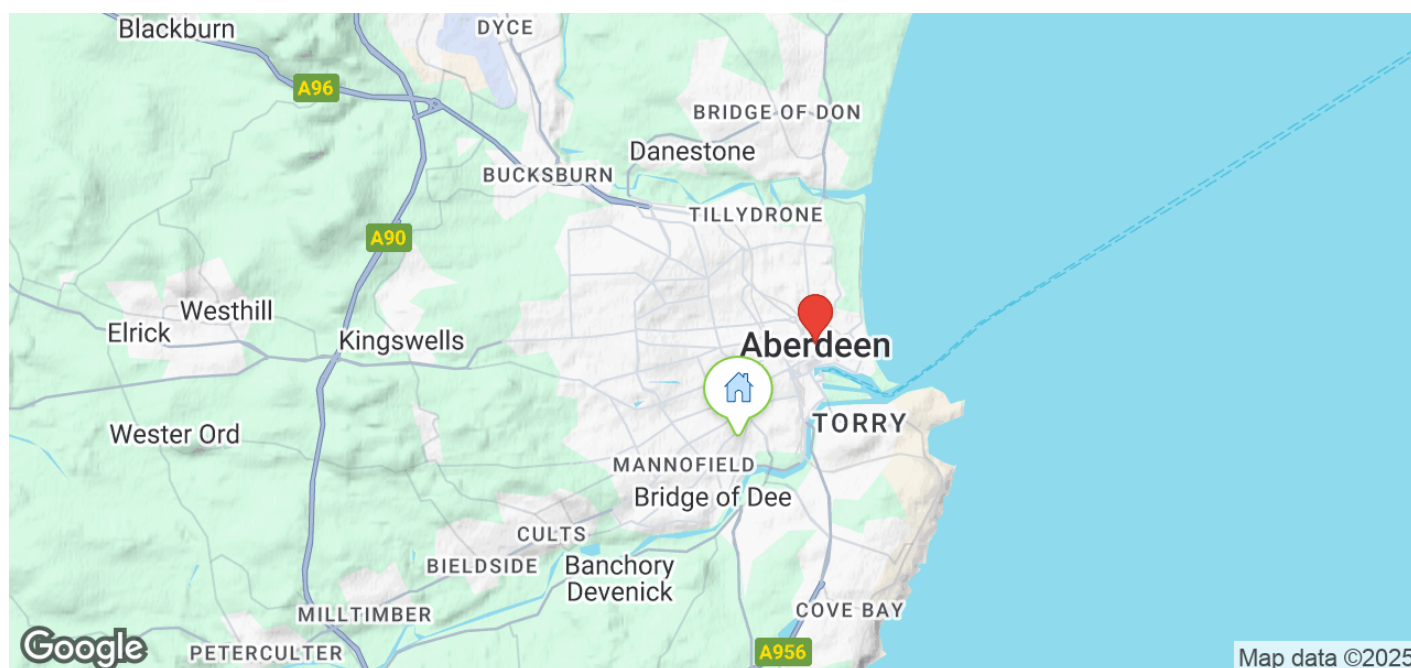
On the first floor there are three spacious and bright double bedrooms, all with built in double wardrobes, and a shower room with built in vanity units with a white suite and corner shower cubicle with mains shower. Additionally, there is a floored loft which is accessed from the landing area.

It is served by gas central heating, a hive heating system and is fully double glazed throughout.

Location Abergeldie Road is a popular residential location close to the city centre with a wide range of local amenities nearby including the Bridge of Dee shopping complex, David Lloyd Gym and Robert Gordon University. Leisure attractions also close to this property include Deeside Railway line walking route which lead you to Duthie Park (10 min) or the other direction to cults and beyond, perfect for cyclists and walkers.

Directions

At the west end of Union Street join Holburn Street continue on this road for some distance. Abergeldie Road is located on the right. No 14 is indicated by the for sale sign.



Accommodation comprises

(Ground floor)

Entrance Hallway

Lounge: 4.58m x 3.04m (15'0" x 9'11") approx.

Kitchen: 3.04m x 2.89m (9'11" x 9'6") approx.

Dining Room: 4.58m x 3.95 (15'0" x 12'11") approx.

Cloakroom: 1.97m x 0.95m (6'5" x 1'1") approx.

(First floor)

Upper landing

Bedroom one: 4.05m x 3.13m (13'3" x 10'3") approx.

Bedroom two: 3.40m x 2.78m (11'2" x 9'1") approx.

Bedroom three: 2.55m (at the widest point) x 2.16m (8'4" x 7'1") approx.

Family Shower room: 2.18m x 1.91m (7'1" x 6'3") approx.

(Outside)

The property has a low maintenance, fully enclosed garden to the rear with shed and summer house (both of which are included in the sale) and a gate leads to the rear lane which gives access to the single garage. To the front of the property there is off street parking for at least two cars on the lock block driveway. Outside tap. Sky dish.

<http://local-solicitors.aspc.co.uk/search-results/property/?id=392044&solicitor=3870>

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