



  
**grantsmith**  
LAW PRACTICE

186 Sheddocksley Drive, Aberdeen, AB16 6PX  
£174,000 offers over

## Property summary

We are delighted to offer for sale this **extended end terraced three bedroom dwellinghouse** situated on the corner plot of Sheddocksley Drive. The property is in walkin condition throughout and would make an ideal purchase for a young family.

The property benefits from double glazing and gas central heating and the accommodation over two floors comprises Hall, Lounge, Dining Kitchen on the ground floor and on the First Floor the Master Bedroom with ensuite shower room, two further double bedrooms and a family bathroom. In addition there is a partially floored attic with access thereto by means of a ramsay ladder.

**Location** Sheddocksley is located to the Northside of the city. The Industrial Estates, Aberdeen Aiurport and Aberdeen Royal Infirmary are all easily accessed without travelling through the city centre. The property area is well served by public transport. There are local shops providing for everyday needs and a busy community centre offers a wide variety of leisure activities.

## Full details

### (Ground Floor)

**Vestibule:** uPVC external door with tiled flooring and blinds. A frosted glass panelled door leads into the hallway.

**Hallway:** Deep understairs cupboards with the low level cupboard housing the electric meter. Double radiator and tiled flooring.

**Lounge:** 5.79m x 3.28m (19'0" x 10'9") approx. Picture window to the front with louvred blinds and full length curtains. There is a further window overlooking the rear garden also with louvred blinds and full length curtains. Double radiator. Feature fitted marble fireplace within inset electric fire. Fitted carpet. Four double power points. Light fitment.

**Kitchen:** 5.84m x 2.90m (19'2" x 9'6") approx. White laminate wall and base units with contrasting worktops. Inset stainless steel sink with single drainer and mixer tap. Breakfast bar. Double radiator. Tiled flooring. The washing machine, tumble dryer, dishwasher, fridge freezer, oven, hob and extractor hood are all included in the sale.

**Dining room:** 3.35m x 3.05m (11'0" x 10'0") approx. Situated off the Kitchen with a door giving access to the rear garden. Tiled flooring, Four double power points. A switch operates the outside lights..

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**Type:** End Of Terrace House

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**Availability:** Under Offer

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**Bedrooms:** 3

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**Bathrooms:** 2

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**Reception Rooms:** 2

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**Parking:** Driveway

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** B

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## (First Floor)

A fully carpeted staircase leading to the upper hall which has one single power point. Access to the partially floored attic.

**Master Bedroom:** 4.50m x 2.90m (14'9" x 9'6") approx. Abundance of built-in furniture and fitted with a neutral carpet. Four double power points.

**Ensuite shower room:** Situated off the Master Bedroom. Double cubicle with power shower and aqua panelling. Inset wash hand basin and wc. Tiled flooring. Heated Towel rail.

**Bedroom Two:** 4.11m x 2.67m (13'6" x 8'9") approx. Picture window with roller blinds overlooking the front garden. Wall to wall fitted wardrobes fronted with sliding doors. Neutral carpets. Seven double power points. Large deep shelved alcove. Double radiator,

**Bedroom Three:** 3.43m x 3.20m (11'3" x 10'6") approx. Window overlooking rear garden with roller blind and curtains. Lovely fitted wardrobes and cabinets will remain. Five double power points.

**Bathroom:** Power shower with aqua panelling. Inset wash hand basin and wc. Frosted glass window.

## (Outside)

There is a fully enclosed front garden and a driveway large enough to accommodate two cars. There is a paved pathway which leads through a gate to the fully enclosed rear garden.

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** B

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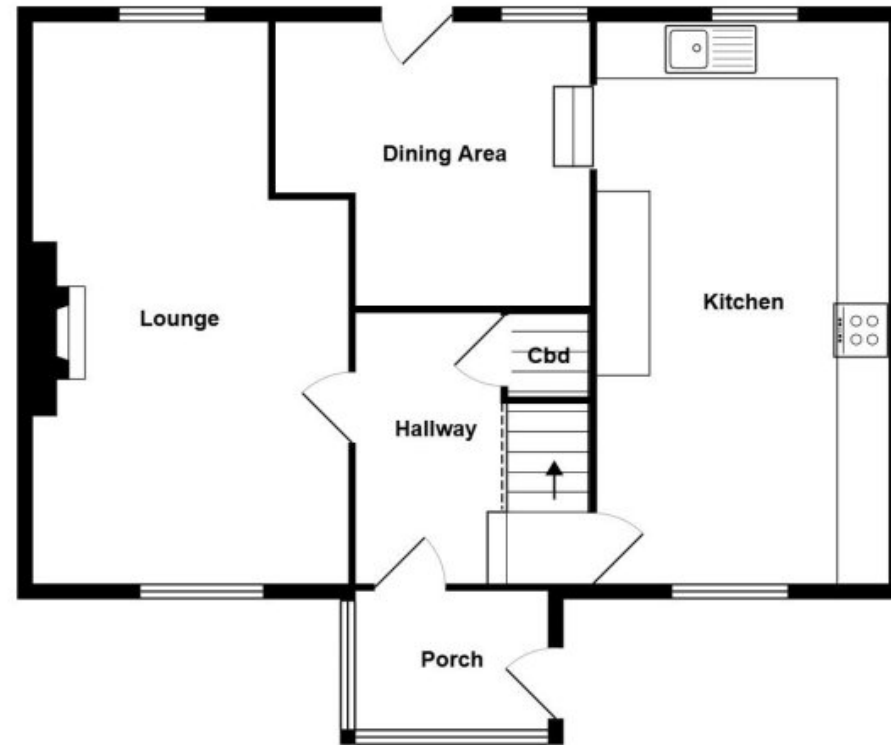


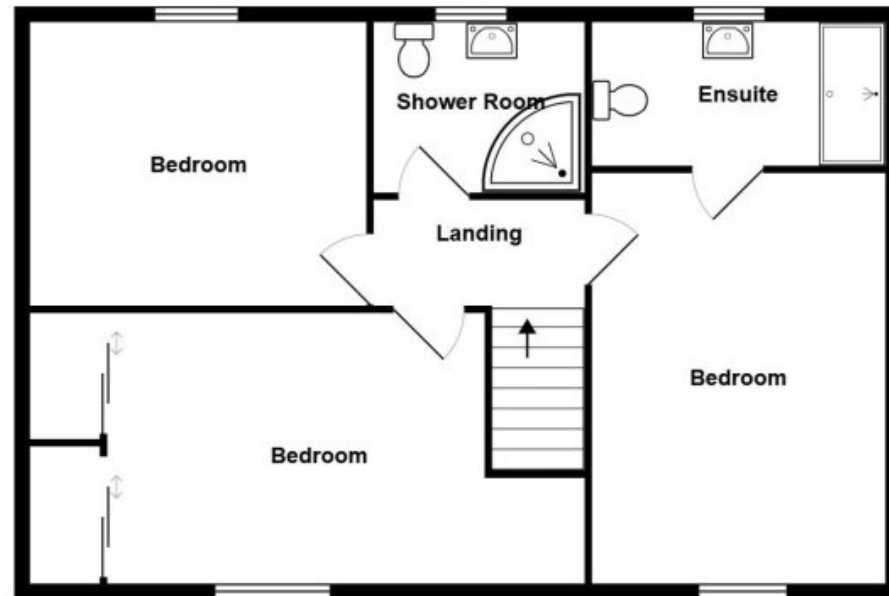




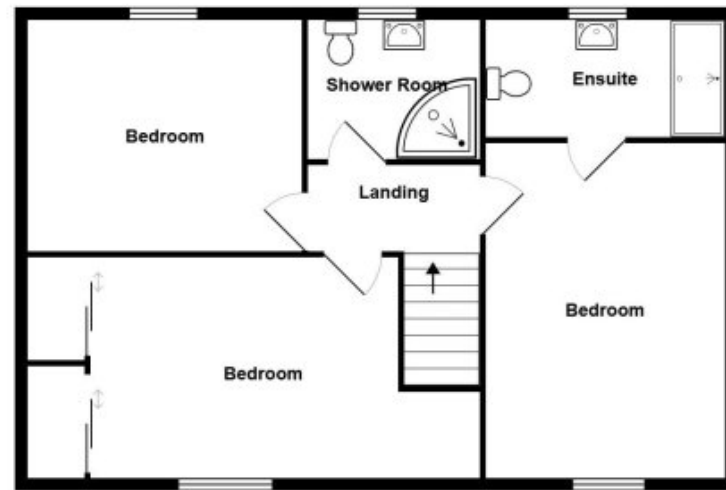
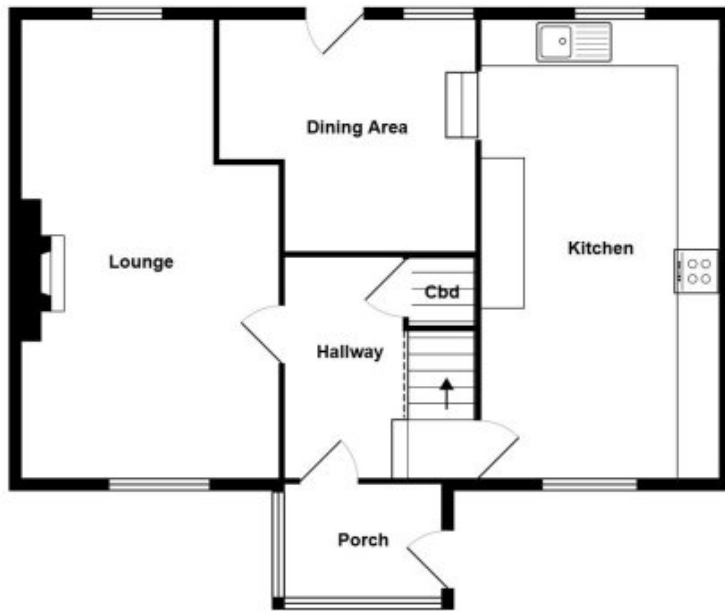


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To arrange a viewing or discuss your property, get in touch with us today.

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