



grantsmith  
LAW PRACTICE

269 Sheddocksley Drive, Aberdeen AB16 6PT  
£85,000 offers over

## Property summary

We are delighted to offer for sale this deceptively **spacious one bedroom end terraced bungalow** tucked away in a well established and popular residential area of the City. The property is situated well back from the road buffered by grassed amenity ground. The property is fully double glazed with gas fired central heating. The accommodation comprises Entrance Vestibule, bright and spacious Lounge with front facing window, good sized Double Bedroom with front facing window, well equipped Kitchen fitted with a range of fitments and appliances, Wet Room, Rear Hallway and Rear Vestibule. All room sizes are generous. The property boasts good storage accommodation with built-in wardrobes in the Double Bedroom, 2 hall cupboards and a storage cellar. The generous rear garden is grassed.

**Location** The property is situated in a mature, residential area off the Lang Stracht and allows easy access to all parts of the City via the nearby ring-road. The property is also particularly conveniently located for the hospital campuses at Foresterhill and Woodend, the Mastrick shopping centre and the Tesco store. The sports centre at Sheddocksley and local parks are also closeby. Good primary and secondary schools are within walking distance. Several bus services are available close to the property.

Travelling north along North Anderson Drive turn left at the traffic lights onto the Lang Stracht. From the Lang Stracht turn right into Springhill Road and continue on for some distance up the hill and then turn left into Sheddocksley Road. Take the next right into Sheddocksley Drive. The property is located a short distance along on the right hand side.

## Full details

**Entrance Vestibule:** UPVC front door with glazed panel. Fitted carpet. Front facing window. Inner door to Lounge.

**Lounge:** 4.19m x 3.38m (13'9" x 11'1") approx. A well proportioned "livingroom" with window overlooking the front of the property. Curtains. Laminate floor. Radiator. Ceiling light. Ample power points. TV aerial point. Telephone point. Doors to Kitchen, Bedroom and Rear Hallway.

**Double Bedroom:** 3.43m x 2.74m (11'3" x 9') approx. A good sized Double Bedroom with front facing window. Curtains. Twin built-in wardrobes providing considerable hanging and storage

---

**Type:** Terraced Bungalow

---

**Availability:** For Sale

---

**Bedrooms:** 1

---

**Bathrooms:** 1

---

**Reception Rooms:** 1

---

**Parking:** On Road Parking

---

**Outside Space:** Front Garden, Shared Garden

---

**Council Tax Band:** A

space. Laminate floor. Radiator. Ample power points. Ceiling light.

**Kitchen:** 2.64m x 2.16m (8'8" x 7'1") approx. Fitted with a range of base and wall mounted units with contrasting work surfaces. Ceramic tiles behind work surfaces. Window overlooking the rear garden. Laminate floor. Stainless steel sink and drainer. Beko cooker. Washing machine. Fridge/freezer. Cupboard housing central heating boiler. Ceiling light. Ample power points. Extractor fan. Central heating timer.

**Rear Hallway:** The Rear Hallway provides access to the Wet Room and Rear Vestibule. Shelved storage cupboard. Further storage cupboard with hanging rail and shelf. Meter cupboard. Access hatch to loft space. Laminate floor. Ceiling light. Power point.

**Wet Room:** 2.44m x 1.68m (8' x 5'6") approx. The Wet Room is fitted with an aqua panel shower area with curtain. Mira shower. Opaque glass rear facing window. White Ideal Standard wc and wash-hand basin. Radiator. Usual fitments including Medicine Cabinet. Ceiling downlighters.

**Rear Vestibule:** UPVC glazed back door. Large shelved storage cellar. Concrete floor. Ceiling light.

#### **(Outside)**

The front garden is enclosed and mostly grassed. Front border with mature shrubs. Shared pathway to front door continuing to side of house. Storm porch. Outside light.

The large, rear garden is grassed. Mature trees on adjoining amenity ground provide privacy and screening. Pathway to side access gate. Garden shed. Outside light.

There is ample on-street parking available.

#### **(Other Information)**

All fitted floor coverings, curtains and kitchen appliances (where listed) are included in the sale.

---

**Type:** Terraced Bungalow

---

**Availability:** For Sale

---

**Bedrooms:** 1

---

**Bathrooms:** 1

---

**Reception Rooms:** 1

---

**Parking:** On Road Parking

---

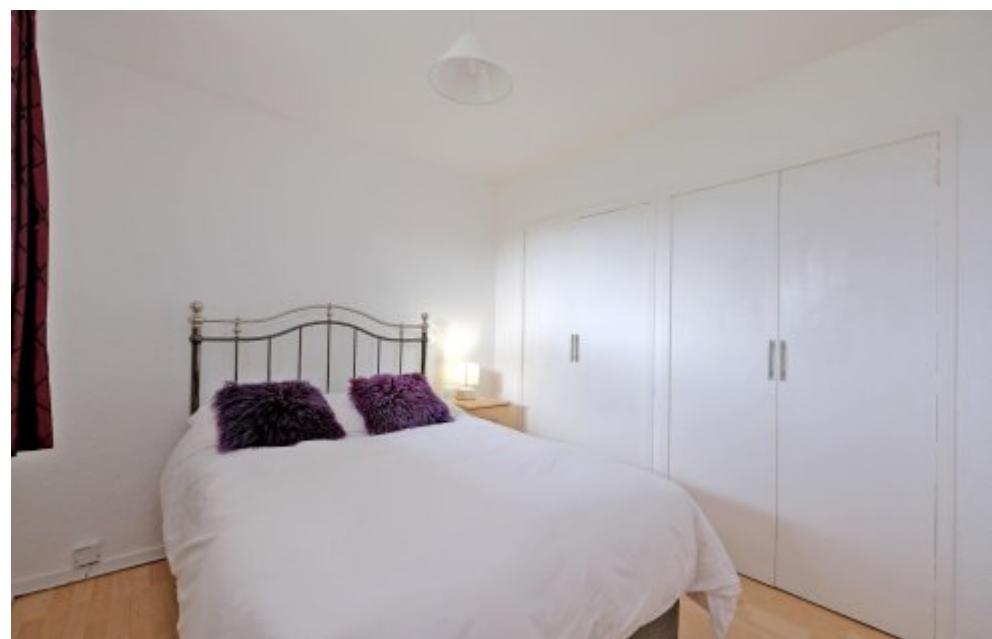
**Outside Space:** Front Garden, Shared Garden

---

**Council Tax Band:** A

---







**269 Sheddocksly Drive**



## Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

---

Trusted since 1993

---

Property specialists

---

Local to you

---

Plain speaking

---

Experts who listen

---

Full legal service

---

## Get in touch

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

### Call us

Aberdeen: 01224 621620

Turriff: 01888 562245

Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

Buckie: 01542 831307

Elgin: 01343 544466

### Follow us

Facebook

LinkedIn

### Visit our website

[www.grantsmithlaw.co.uk](http://www.grantsmithlaw.co.uk)