



**grantsmith**  
LAW PRACTICE

305 North Anderson Drive , Aberdeen, Ab16 7GT  
**£179,000 offers over**

## Property summary

We are delighted to offer for sale this **three bedoomed end terrace property** providing spacious accommodation at a reasonable price. The property also benefits from a large double garage at the rear which would make a perfect store.

The property is situated in a quiet inlet on North Anderson Drive and has a driveway providing ample off street parking. There is also a shared drying green to the rear of the property with the adjacent property.

**The accommodation comprises** vestibule, hall, lounge, dining kitchen and bathroom with shower on the ground floor, and on the first floor there are three good sized double bedrooms.

### (Other information)

The accommodation boasts gas central heating, full uPVC double glazing and all carpets, light fittings and floor coverings, the automatic washing machine, fridge freezer, hob and extractor hood are included in the price.

## Full details

### (Ground floor)

**Vestibule:** uPVC external door. Understair storage cupboard housing gas central heating boiler. Low level cupboard with electric circuit breaker. Central light fitment. Laminate flooring.

**Hall:** Laminate flooring. Single radiator. One double power point. Fully carpeted stair leads to the first floor.

**Lounge:** 3.96m x 3.88m (13' x 12'9") approx. Overlooking the front of the property via a picture window decorated with full length curtains. Laminate floor. Central light fitment. Three double power points. Recessed halogen downlighters.

**Dining kitchen:** 4.26m x 2.59m (14' x 8'6") approx. With an abundance of natural wood wall and base units with contrasting worktops and splashback tiling above. Inset stainless steel sink with single drainer and mixer tap. The Hygena gas hob, chimney style extractor hood and the Beko automatic washing machine and fridge freezer are to be included. Four double power points. Ample space for dining. Laminate flooring. Halogen downlights. Access to rear garden.

---

**Type:** End Of Terrace House

---

**Availability:** For Sale

---

**Bedrooms:** 3

---

**Bathrooms:** 1

---

**Reception Rooms:** 1

---

**Parking:** Double Garage, Driveway

---

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

---

**Council Tax Band:** C

---

**Bathroom:** Fitted with a three piece white suite with oval shaped wash hand basin and Mira Go instant electric shower above the bath. Frosted glass window. Fully tiled throughout. Laminate flooring. Chrome towel rail. The usual fitments will remain.

#### (First floor)

**Upper hall:** A fully carpeted stair leads to the upper floor accommodation. Window overlooking the side of the property. Double radiator and one single power point. Access to attic.

**Bedroom one:** 4.26m x 3.09m (14' x 10'2") approx. With a picture window overlooking the front garden, decorated with full length curtains. Fitted cupboard. Ample space for free standing furniture. Double radiator. Two double power points. Central light fitment.

**Bedroom two:** 3.25m x 2.43m (10'8" x 8') approx. This room has a picture window overlooking the rear garden. Laminate floor. Double radiator. Deep cupboard with hanging rail and shelving. Two double power points.

**Bedroom three:** 3.50m x 3.04m (11'6" x 10') approx. Also with a picture window overlooking the rear garden. Laminate floor. Two double and one single power point. Deep storage cupboard. Radiator. Central light fitment.

#### (Outside)

There is an exclusive area of garden ground at the front, a driveway providing off street parking and at the rear there is a large double garage with power and light. There is also a shared drying green with the adjacent property

---

**Type:** End Of Terrace House

---

**Availability:** For Sale

---

**Bedrooms:** 3

---

**Bathrooms:** 1

---

**Reception Rooms:** 1

---

**Parking:** Double Garage, Driveway

---

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

---

**Council Tax Band:** C

---









## 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)