



4 GREGNESS GARDENS, TORRY, ABERDEEN AB11 8EG
£129,000 offers over

Property summary

We are delighted to offer for sale this deceptively spacious **two bedroom semi-detached dwellinghouse** located within an established residential area of the City. The property has gas fired central heating and uPVC double glazing. The property spans two floor and comprises an entrance vestibule on the ground floor which leads into the Dining Room with large picture window overlooking the front garden. Double doors lead to the Lounge with feature wood panelling and fireplace. The Kitchen is fitted with modern white base units and the washing machine and large fridge/freezer are included in the sale. There is also a shelved pantry offering additional storage. There is also a Cloakroom on the Ground Floor. Carpeted staircase (currently fitted with a chair lift) gives access to the First Floor with two Double Bedrooms and Shower Room with walk-in shower and 2 piece white suite.

Location Torry is a long established residential area of the City, with good local amenities, including an excellent range of shops serving everyday needs, primary and secondary schools, swimming pool and 18-hole golf course, community activities and regular public transport to the City Centre. Indeed, the City Centre train and bus stations are within walking distance of the property.

Full details

Entrance Hallway:

Dining Room: 6.00m x 3.63m (19'8" x 11'11") approx (at longest and widest points).

Lounge: 4.67m x 3.61m (15'4" x 11'10") approx.

Kitchen: 3.58m x 2.34m (11'9" x 7'8") approx.

(First Floor)

Bedroom 1: 4.06m x 3.02m (13'4" x 9'11") approx.

Bedroom 2: 4.09m x 3.63m (13'5" x 11'11") approx.

Shower Room: 2.31m x 2.29m (7'7" x 7'6") approx.

(Outside)

Externally, there are gardens to the front, side and rear along with off-street parking for several cars and a single garage. All room sizes are generous.

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: 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