



50 Tedder Road, Aberdeen AB24 2SY

Offers over £114,500

THREE BEDROOM MID-TERRACED DWELLINGHOUSE CLOSE TO THE UNIVERSITY, WITH GARDENS TO FRONT AND REAR

Stronachs

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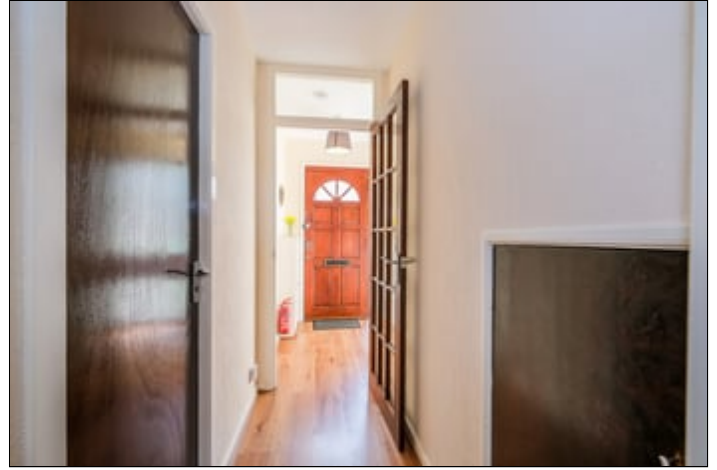
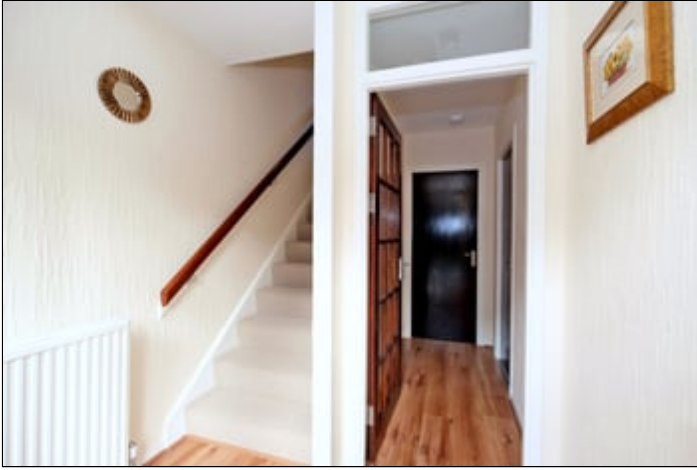
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this sizeable THREE BEDROOM MID TERRACED FAMILY HOME. Benefiting from gas central heating, full double glazing and in good order throughout the accommodation is set up as: Entrance Vestibule and Hall; Lounge (currently presented as Bedroom); Kitchen/Dining Room; Three Bedrooms; and Shower Room as the property has been used latterly as a rental property under an HMO license. Additionally, there is loft storage, gardens to front and rear, secure cellar and ample free resident parking to the rear of the property.

Within walking distance of the University at Old Aberdeen, Cruickshank Botanical Gardens and Seaton Park, there are also a good range of local shopping facilities closeby for everyday requirements as well as easy access to the superstores at Bridge of Don, Danestone, Berryden and Kittybrewster. The Industrial Estates at Bridge of Don and Dyce can easily be accessed using the 'Diamond Bridge' third Don crossing or indeed from nearby King Street. Primary and Secondary schooling is available nearby. An excellent public transport system runs to and from the city centre.

ENTRANCE VESTIBULE AND HALL



The property is accessed via part glazed door with glazed side panel. Decorated in neutral shades throughout, the entrance hallway is laid with laminate flooring and there are carpeted stairs to the upper floor. Ceiling light fitting, central heating radiator, smoke alarm and meter cupboard. Telephone point. A Georgian style glazed door leads to the Inner Hall, which has understair storage and access to the Lounge and Dining Kitchen.

LOUNGE 13' 5" X 11' 7" (4.09M X 3.53M)



Latterly used as a fourth Bedroom. This is a light and airy room with picture window to front and alcoves flanking either side of the chimney breast. Ceiling light fitting and central heating radiator.

KITCHEN/DINING ROOM 18' 4" X 11' 2" (5.59M X 3.40M)



A spacious open plan room, the Kitchen with window to rear is fitted with a modern range of wall and base units with complementing work surfaces. The integrated double oven, ceramic hob and hood are to remain, as is the washing machine and fridge/freezer. Inset sink and drainer. Two ceiling light fittings and two central heating radiators. The Dining area also has a window to rear and there is ample space for dining table and chairs. Two large storage cupboards. Part glazed door to sun terrace and cellar housing boiler and tumble drier which is to remain.

UPPER FLOOR



Carpeted stairs lead from the Vestibule to the upper floor landing. Large storage cupboard. Ceiling light fitting, Hatch to Loft space with Ramsay ladder access, smoke alarm.

BEDROOM 1 11' 8" X 9' 9" (3.56M X 2.97M)



Generous light and airy Double Bedroom with window to rear of the property. Ample space for a range of free-standing furniture and benefitting from deep double built-in wardrobe allowing excellent hanging and shelf storage. Ceiling light fitting, smoke alarm and central heating radiator.

BEDROOM 2 11' 8" X 11' 5" (3.56M X 3.48M)



Spacious, light and airy Second Double Bedroom with window to the front of the property, again benefitting from deep built-in wardrobe allowing for excellent hanging and shelf storage. Ceiling light fitting, smoke alarm and central heating radiator.

BEDROOM 3 9' 0" X 8' 4" (2.74M X 2.56M)



A sunny bedroom to the front of the property with natural light from the window. Ceiling light fitting, smoke alarm and central heating radiator.

SHOWER ROOM 6' 4" X 5' 9" (1.93M X 1.75M)



This Shower Room with window to rear of the property is fitted with a three-piece suit comprising wash hand basin, toilet pedestal in vanity unit and walk in shower cabinet. With chic black aqua panelled walls there are insert ceiling downlighters, a vertical chrome radiator and wall mounted cabinet.

EXTERNAL



There are gardens to both the front and rear of the property. To the rear of the property accessed from the Kitchen is a small private sun terrace and external cellar with power which houses the boiler and tumble drier. Additionally there is a shared rotary drier and bin store.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Shower Room and the white goods in the Kitchen. All other furniture is also available excluding soft furnishings, ornaments and pictures.

COUNCIL TAX BAND - C

EPC BANDING -



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