



37 Cattofield Terrace, Aberdeen AB25 3QJ

Offers over £83,500

SELF CONTAINED TWO BEDROOM UPPER APARTMENT WITH EXCLUSIVE GARDEN TO REAR

Stronachs

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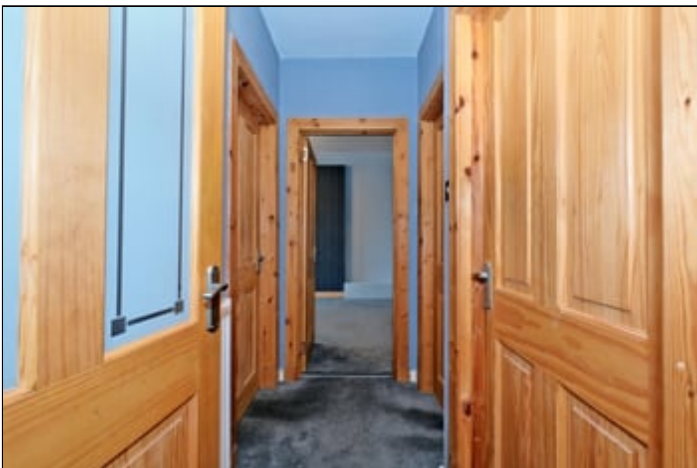
Offers over £83,500

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this TWO BEDROOM SELF CONTAINED UPPER FLAT, in good order throughout and benefiting from gas central heating and full double glazing. The accommodation comprises: Entrance Vestibule; Inner Hall; generous Lounge with access to Kitchen; two large Double Bedrooms; and modern Shower Room. There is an exclusive fenced off area of garden ground to the rear, and shared drying green.

Located within easy access of the City Centre and close to a wide range of local amenities which include shops serving everyday needs, public transport, primary and secondary schools. There are excellent retail facilities at nearby Kittybrewster and Berryden, whilst Aberdeen University, Aberdeen International Airport, and Aberdeen Hospitals Complex are all within easy reach. Located close to the city's main arterial route, most areas are easily accessible.

ENTRANCE VESTIBULE AND HALL



Entered via part glazed upvc door to front with glazed fan light above. Wall mounted coathooks. Glazed door to Inner Hall, with central heating radiator, ceiling light fitting and smoke alarm.

LOUNGE 15' 7" X 12' 0" (4.75M X 3.66M)



Light and airy Lounge, with window to front allowing natural light and further borrowed light from the Kitchen via part glazed door. There is ample room for Lounge furniture. Ceiling light fitting, central heating radiator, smoke alarm and television point.

KITCHEN 9' 8" X 6' 5" (2.95M X 1.96M)



Accessed from the Lounge, the Kitchen is fitted with an attractive range of wall and base units with complementing work surfaces. Inset sink and drainer. Window to rear overlooking the garden. The white goods, including fridge/freezer, oven with extractor hood over, washing machine and tumble drier are included in the sale. Ceiling light fitting and smoke alarm. Cupboard housing central heating boiler.

BEDROOM 1 11' 2" X 10' 9" (3.40M X 3.28M)



Situated to the front of the property, this generous Double Bedroom benefits from built-in wall to wall wardrobes providing excellent hanging and shelf storage, with sliding doors. Ceiling light fitting and central heating radiator.

BEDROOM 2 11' 4" X 8' 4" (3.45M X 2.54M)



Second Double Bedroom, overlooking the rear garden. Ceiling light fitting and central heating radiator. Hatch to Loft space.

SHOWER ROOM 8' 0" X 5' 0" (2.44M X 1.52M)



Aqua panelled and fitted with a modern three piece suite comprising wash hand basin in vanity, toilet pedestal and corner shower cabinet. A window to the rear allows natural light. Inset downlights and ladder style chrome radiator.

EXTERNAL



There is a shared drying green to the rear of the property, accessed via path to side. There is also a large fenced off and exclusive area of garden ground, which has a shed and small summer house. Rotary clothes drier and drying poles.

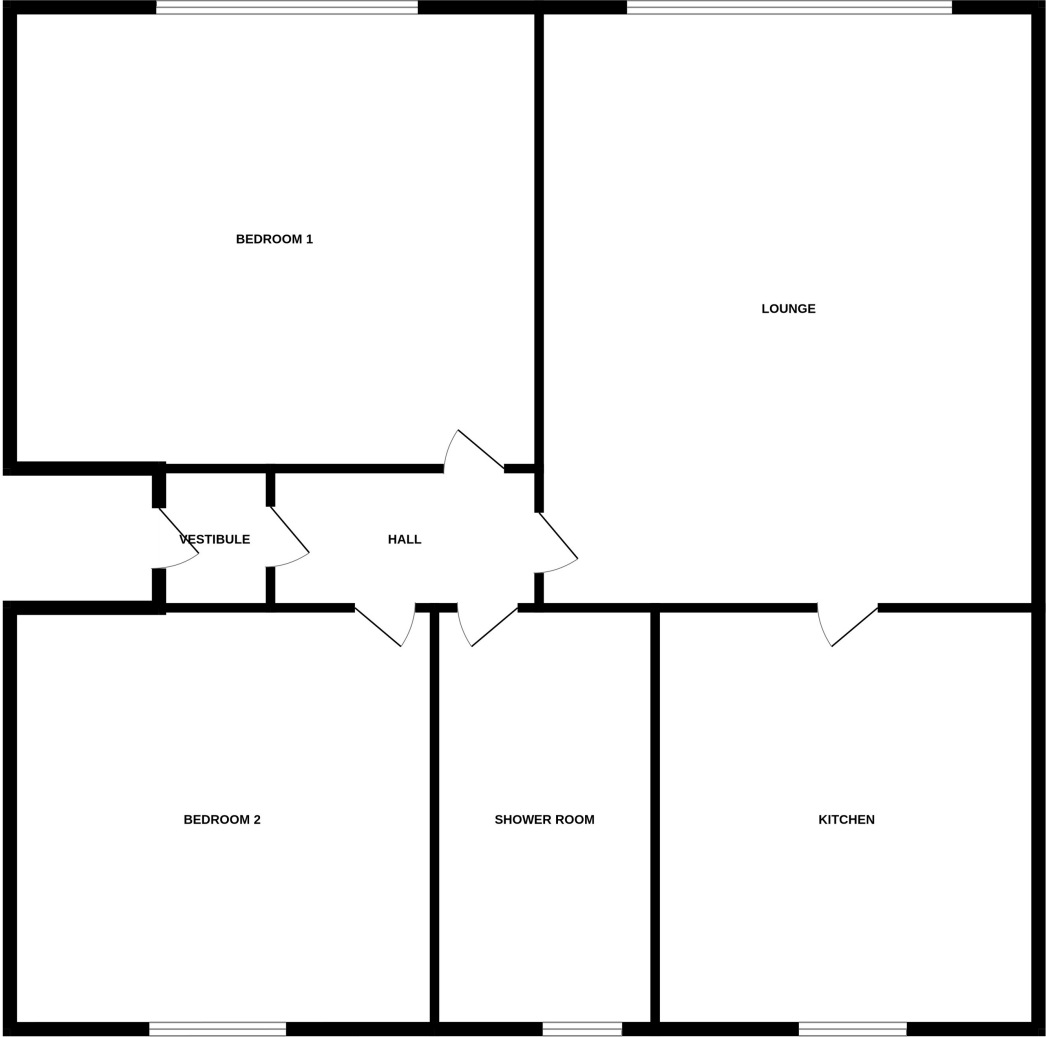
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen, the usual fixtures and fittings in the Shower Room, the garden shed, small summer house and rotary clothes drier.

COUNCIL TAX BAND - B

EPC BANDING - C

37 CATTOFIELD TERRACE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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