

**305 North Anderson Drive,**  
Aberdeen, AB16 7GT

Price Over  
**£179,000**

 **3**  **1**  **1**   **86 m<sup>2</sup>** EPC **D** Council Tax Band **C**



**Contact Seller**

07846 319859

**Contact Solicitor**

Grant Smith Law Practice  
252 Union Street  
Aberdeen  
AB10 1TN

01224 621620

[julie.mcconnachie@grantsmithlaw.co.uk](mailto:julie.mcconnachie@grantsmithlaw.co.uk)

<http://www.grantsmithlaw.co.uk>



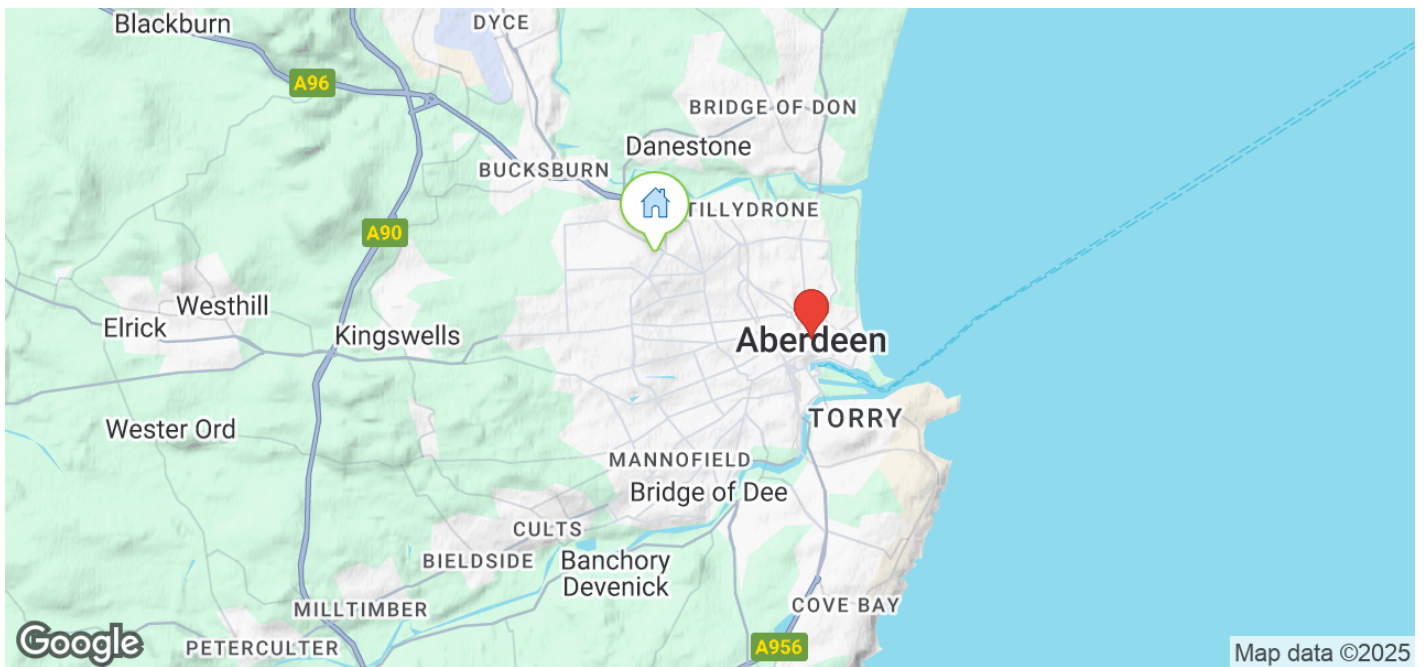
**Features**  Garage  Garden  Off street parking

**Description**

We are delighted to offer for sale this **three bedroomed 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.



## Accommodation comprises

### (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.

**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.

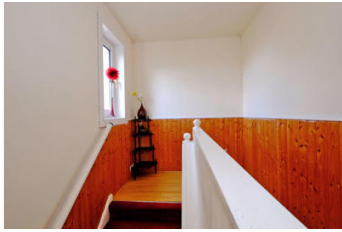
**(Outside)**

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.

**(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.

## Photo gallery



### View this property here

<https://www.aspc.co.uk/search/property/340665/305-North-Anderson-Drive/Aberdeen/>

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## Broadband speed



**Ultrafast**

You can get up to **1800 Mbps** average speed at this postcode.

## Mobile coverage

	Indoor		Outdoor	
	Voice	Data	Voice	Data
	 Likely	 Likely	 Likely	 Likely
	 Likely	 Likely	 Likely	 Likely
	 Likely	 Limited	 Likely	 Likely
	 Limited	 Limited	 Likely	 Likely

## Ofcom

This information is a prediction and actual services may be different depending on my circumstances and precise location. Provided by Ofcom, last retrieved on 13/12/2024. 5G coverage is not included in this data.

The data displayed on broadband coverage availability uses source data from Ofcom. The predicted speeds provided in the API data are provided by the leading UK ISPs. We understand that Ofcom did not receive data for every premise in the UK, and that Ofcom continue to work with industry to fill in the gaps. If no predictions are shown for your address, this does not necessarily mean broadband is not available and we suggest that you check availability on the ISP websites.

The data displayed on mobile coverage availability uses source data made available by Ofcom which is based on data from the mobile operators about how strong they think signal levels are at every location in the UK. Each mobile operator has a slightly different approach to displaying coverage on its own map, including assumptions on the handsets used, levels of call reliability and the expected signal loss when indoors or in car. Because Ofcom brings all mobile operator data together in a single place and holds it to a single, independent standard, the mobile coverage availability information above may display different levels of coverage than those seen on the operators' websites. We would therefore recommend you also check the mobile provider's coverage checker. Mobile coverage data is created by coverage modelling, and since this is based on computer predictions is not error free.

Ofcom update the source data regularly (every month) and the mobile network operators update theirs, but there may be times when the maps are based on slightly different data and therefore show different coverage.

For further information about the Ofcom APIs, read their FAQs available here.

<https://www.ofcom.org.uk/siteassets/resources/documents/research-and-data/broadband-research/api-faqs?v=323603>