

**47 Bedford Road,**  
Aberdeen, AB24 3LN

Price Over  
**£130,000**

 2  2  1   75 m<sup>2</sup> EPC D Council Tax Band D



#### Contact Solicitor

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**Features**  Garage  Garden

## Description

We are delighted to offer for sale this spacious **TWO BEDROOM END TERRACED DWELLINGHOUSE** situated in a popular residential area within very close proximity of the University of Aberdeen. The property benefits from central heating and double glazing throughout. The deceptively spacious accommodation spanning two floors comprises of an entrance vestibule, hallway, lounge, extensive sized dining kitchen, utility room, two double bedrooms and family bathroom. There are garden areas to the front, side and rear and also a freestanding garage with up and over door and power and light. All floor coverings, curtains, blinds, light fittings and white goods are to be included in the sale. The property would make an ideal opportunity for the discerning home buyer to purchase a property for the family or indeed a buy-to-let/student investor wishing to acquire a property within easy walking distance of Aberdeen University Campus, given the extent of the accommodation on offer.

**The accommodation comprises: -**

**Ground Floor:** Lounge, Kitchen, Utility Room/Study

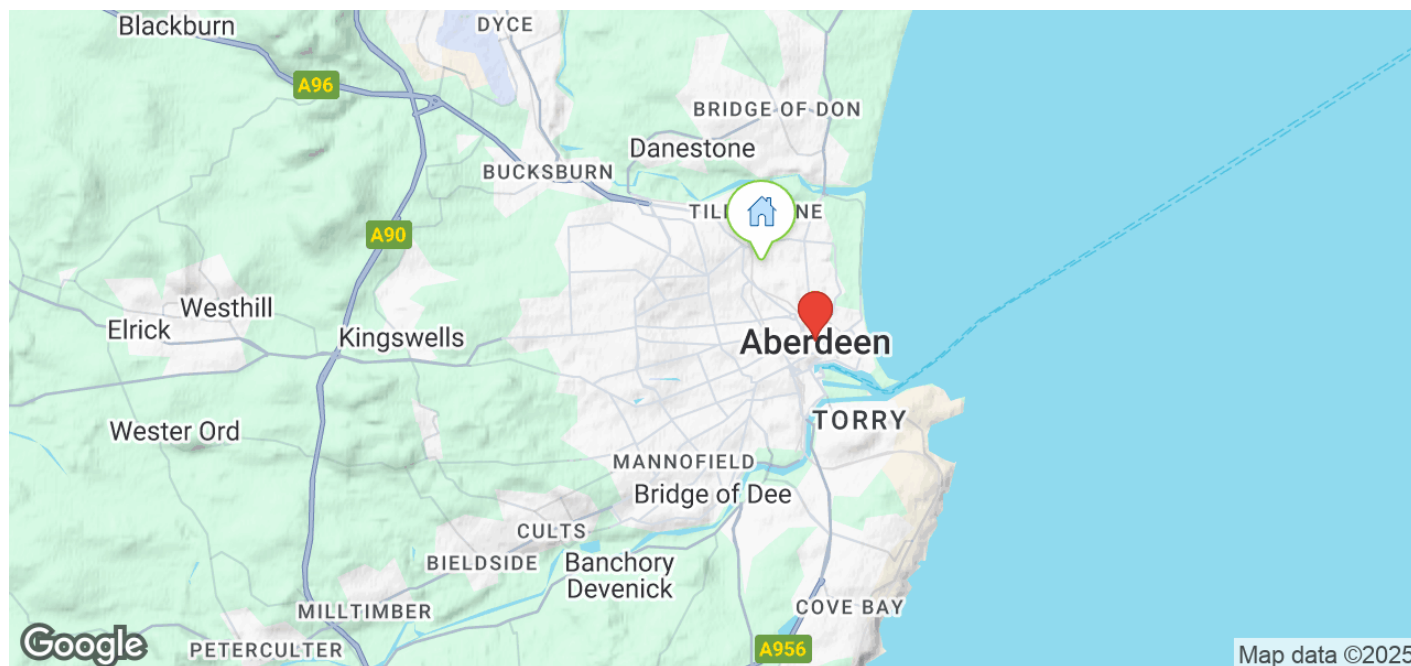
**First Floor:** Master Bedroom, Further Double Bedroom, Family Bathroom

**Outside:** Gardens to front, Side and rear

**Location** Bedford Road is located to the north of the city centre within easy walking distance of Aberdeen University Kings College campus and Forresterhill Hospital Complex. The city centre is within close proximity and public transport is readily available for easy access to all parts of the city including the industrial estates at Dyce, Altens and Aberdeen Airport. Shopping is well catered for with local convenient stores and Kittybrewster Retail Park situated on Bedford Road. Nearby facilities include the Aberdeen Sports Village and Aquatics Centre. Both St Machar Academy and Sunnybank School are also located nearby

**General Features:** Spacious property which would be an ideal family home or buy to let opportunity..

**Council Tax:** This property is currently assessed as being in Band D.



## Accommodation comprises

### (Ground Floor)

**Vestibule:** Spacious vestibule entered via UPVC front door with opaque glass panel. Wall mounted combi-boiler. Central light fitment. Matwell. Laminate flooring.

**Hallway:** Welcoming hallway from which all ground floor accommodation leads. Accessed via glass panelled door from vestibule with further glass side panel drawing ample natural light. Under stairs cupboard offering good storage space. Radiator. Laminate flooring.

**Lounge:** 3.7m x 3m (12'2" x 9'10") approx. Spacious lounge to the front of the property with large bay window. Central light fitment. Double Radiator. TV point. Laminate flooring.

**Kitchen:** 3.7m x 3.7m (12'2" x 12'2") approx. Bright and airy, extensive sized kitchen with good range of units at high and low level. Large window to rear spanning almost width of room with fitted blinds overlooking rear garden. Integrated ceramic hob with stainless steel cooker hood above. Integrated double oven and fridge-freezer. Stainless steel single drainer sink unit with mixer tap. Ample space for dining. TV point. Four track spotlight fitment. Double radiator. Laminate flooring.

**Utility Room/Study :** 2m x 2.9m (6'6" x 9'6") approx. Good sized utility room/study which provides access to rear garden via UPVC door with glass panel to side. Central light fitment. Laminate flooring.

### **(First Floor)**

**Upper Hallway:** Carpeted staircase leads to upper hallway from which all upper accommodation leads. Access to loft.

**Master Bedroom (1):** 4.6m x 2.9m (15'1" x 9'6") approx. Spacious double bedroom with window overlooking front with fitted blinds. Radiator. Laminate flooring.

**Double Bedroom (2):** 3.7 m x 2.9m (12'2" x 9'6") approx. Good sized double bedroom. Window to rear fitted with blinds and curtains. Central light fitment. Radiator. Laminate flooring.

**Family Bathroom:** With three piece suite consisting of w.c set into storage unit., wash hand basin and bath with shower and shower screen above Window to rear. Tiling to wall to half height. Central light fitment. Radiator. Vinyl flooring.

### **(Outside)**

Fully enclosed garden laid to lawn to front side and rear.

**Garage** Freestanding garage with up and over door and power and light.

#### **View this property here**

<https://www.aspc.co.uk/search/property/350371/47-Bedford-Road/Aberdeen/>

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