

57 Hardgate

ABERDEEN, AB11 6UX



TRADITIONAL FAMILY HOME CLOSE
TO THE CITY CENTRE



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McEwan Fraser Legal is delighted to present this 4-bedroom semi-detached house in the Ferryhill area of Aberdeen, within easy walking distance of the city centre. The property is in good condition and is available for immediate occupancy.

You enter the property into an extensive hallway with natural wood flooring. Immediately on your right is the kitchen, a good-sized square-shaped kitchen with a tiled floor and substantial cupboard space; six ring range hob, electric oven, standalone fridge/freezer, and an excellent Belfast sink unit. The family lounge is next to the hall on your right, with a lovely natural wood floor and open fireplace. Across from the lounge is Bedroom 4, which is carpeted and has views across the extensive rear garden.

Underneath the stairs is a small utility cupboard that holds the washing machine. The final room on the ground floor is a spacious bathroom with a shower over a bath and an oval wash bowl above a natural wood pedestal. The floor is tiled with a stone tile splash-back.



The Lounge



The Kitchen







Bedroom 4



Climbing the stairs from the entrance hall on the half-landing, you find a high-quality second bathroom fully tiled with a double shower, dual wash basins, and three large double bedrooms; Bedroom Three is the only one with a built-in wardrobe. Access to the attic bedroom is via a fixed staircase which opens to a fully carpeted and lined attic room with four large Velux windows creating a light and airy space with views across the rooftops. A room at the end of the attic houses the Water Tank and Gas Boiler.





Bedroom 1





Bedroom 2

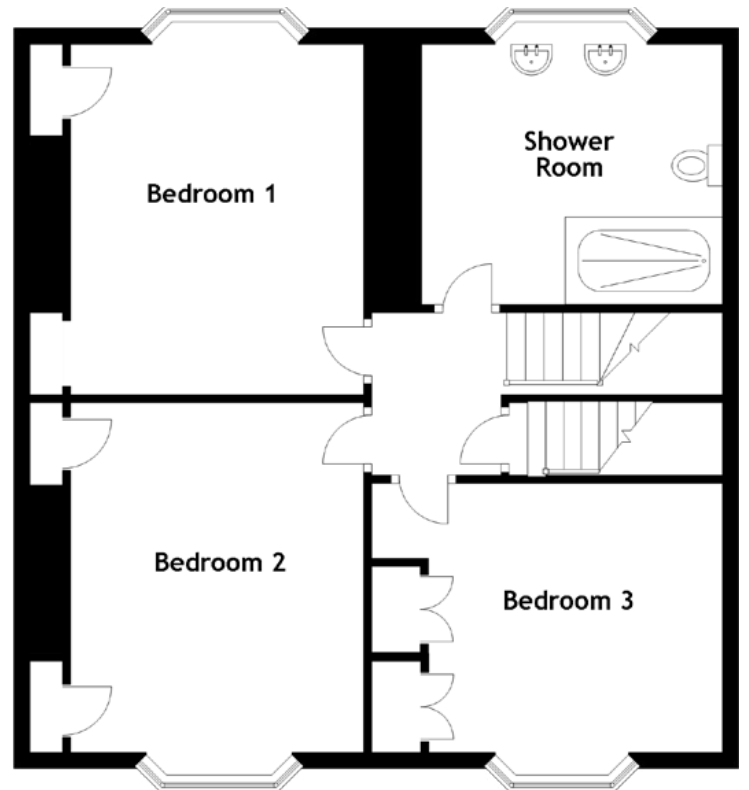
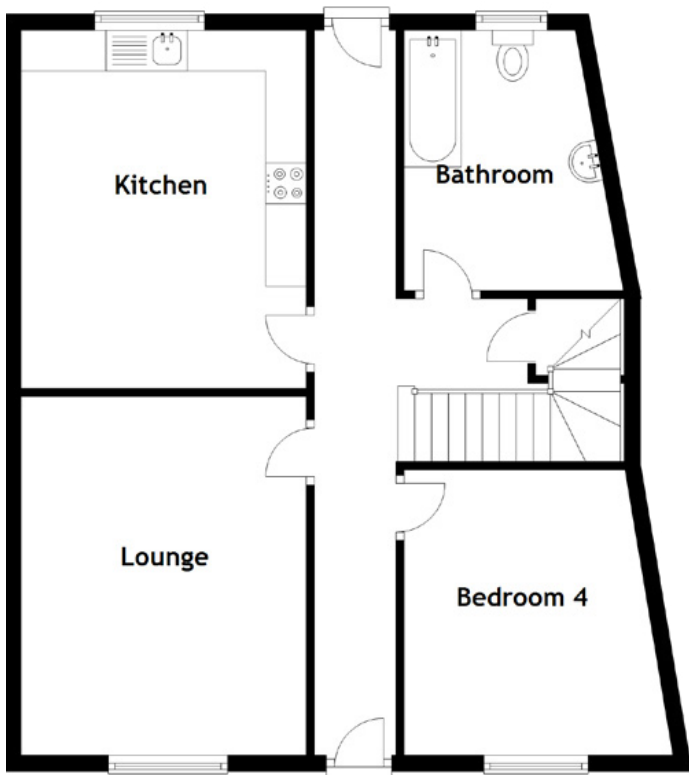
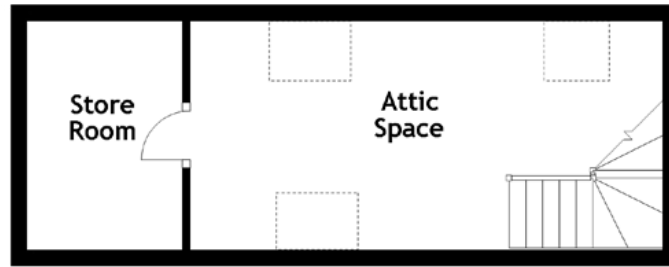




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Kitchen	4.40m (14'5") x 3.50m (11'6")	Bedroom 3	4.31m (14'2") x 3.31m (10'10")
Lounge	4.40m (14'5") x 3.50m (11'6")	Shower Room	3.70m (12'2") x 3.20m (10'6")
Bedroom 4	3.50m (11'6") x 3.00m (9'10")	Attic Space	5.80m (19') x 2.80m (9'2")
Bathroom	3.20m (10'6") x 2.39m (7'10")		
Bedroom 1	4.30m (14'1") x 3.60m (11'10")	Gross internal floor area (m ²): 143m ²	
Bedroom 2	4.30m (14'1") x 3.60m (11'10")	EPC Rating: E	

Externally the front garden is stone-paved and enclosed but could easily be converted for off-road parking. The rear garden is immense with a stone wall and fence, ensuring it is fully enclosed and laid to lawn with a wooden garden shed which offers a secluded private space in the heart of the city. This is a rare opportunity to acquire a sizeable traditional family home close to the city's centre.

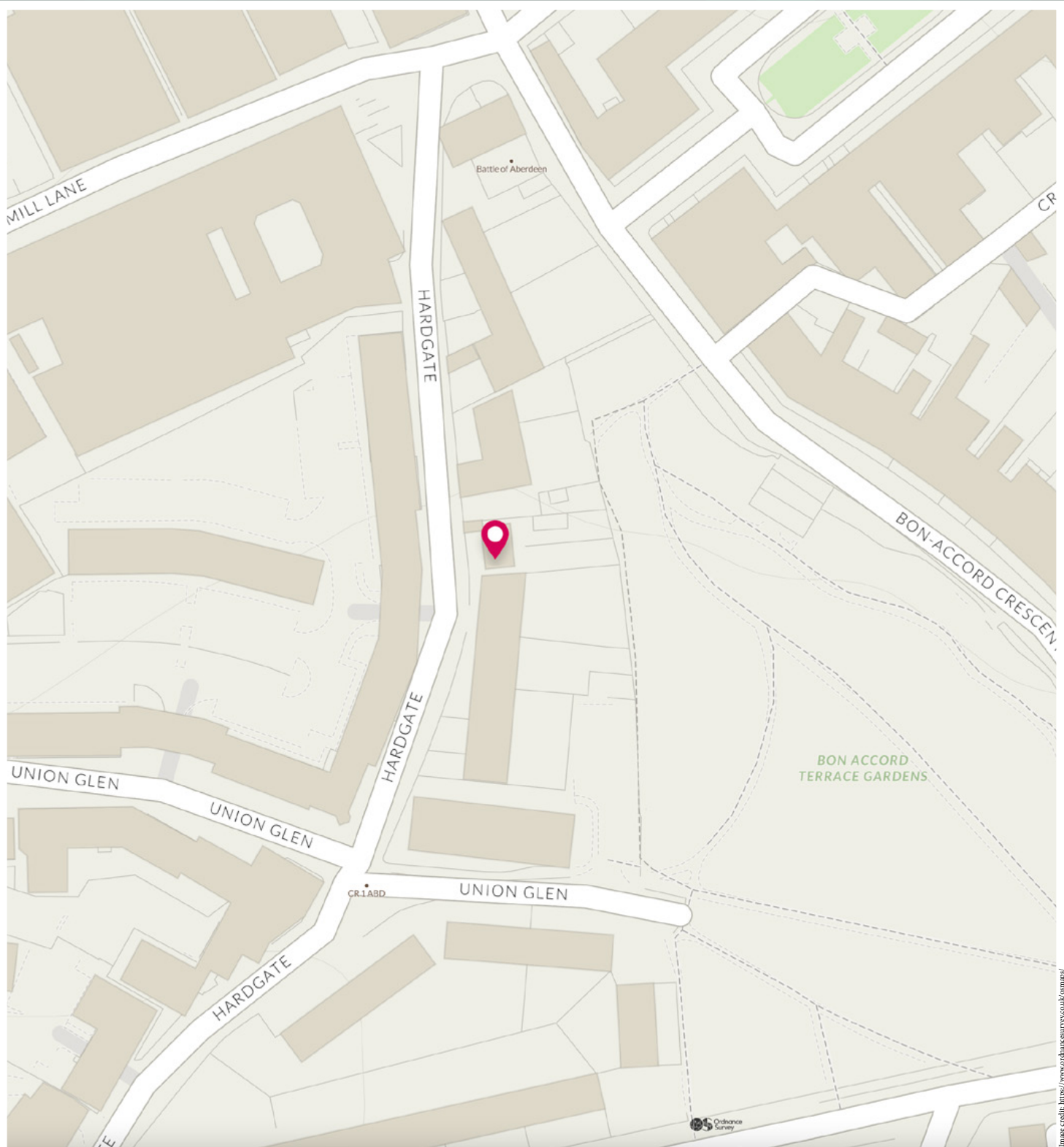




57 Hardgate, Aberdeen, is a popular residential area which backs onto the green space of Bon Accord Terrace Gardens. Hardgate is within walking distance of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy, along with superb educational and recreational facilities.

The property and area are well served with local shops and excellent local public transport facilities. The city offers excellent Bus & Rail Services, with National & International flights from Dyce Airport. The East Coast Rail network operates through Aberdeen providing a link to the south and west to the city of Inverness.

The property is also ideally located for both the student and the professional employee. Aberdeen University, Robert Gordon University and Foresterhill Hospital complex are not far from the property.



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