

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**140 Gardner Drive**

KINCORTH, ABERDEEN, AB12 5SA



# ABERDEEN



Kincorth is a well established residential area and is well served by a fantastic range of community facilities including children's nurseries, highly regarded primary school, secondary school and specialist local shops. Local leisure facilities include a sports centre with swimming pool. There is reliable transport links with many arterial routes close by making all areas of the city easily accessible especially the industrial areas of Portlethen, Altens and Tullos are all easily commutable with the retail parks at the Bridge of Dee and Robert Gordon University being close by.

The City Centre is approximately 2 miles to the North and is well served by regular local

transport making it particularly convenient for those commuting to the city centre. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast, the city offers excellent Bus and Rail service with National and International flights being provided from Dyce Airport approximately 9 miles to the North. The main East Coast Rail network operates from Aberdeen providing a link to central belt the South and beyond.



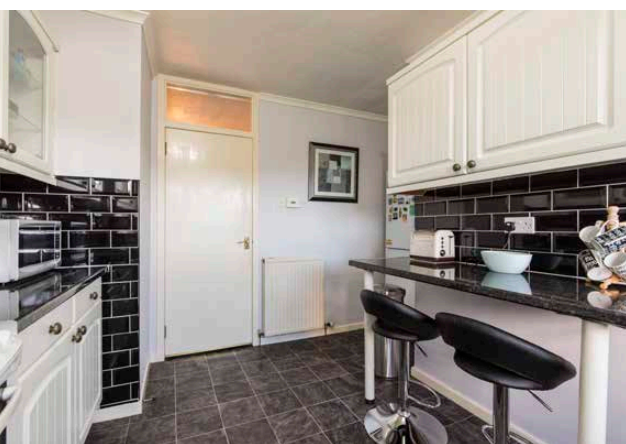
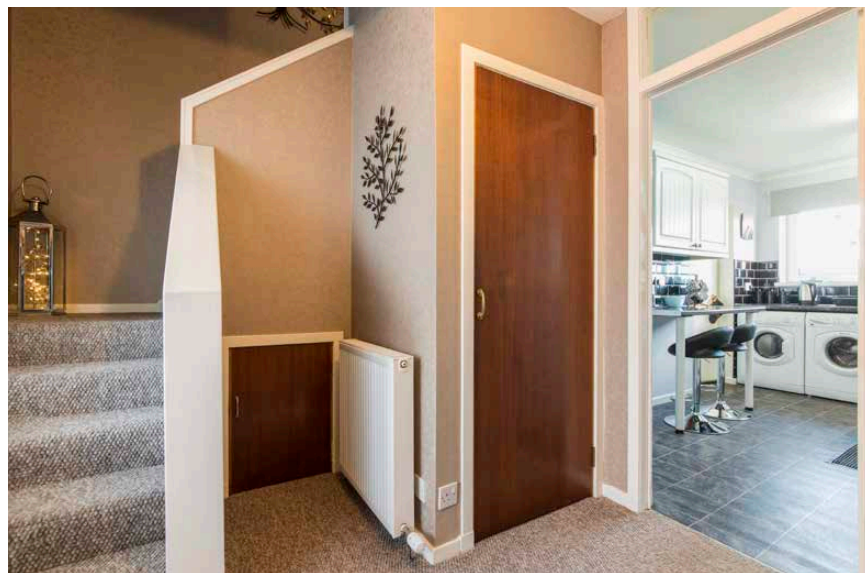
# 140 GARDNER DRIVE

140 Gardner Drive is a substantial End Terrace 3 Double bedroom property set in an extremely popular residential area of Kincorth, approximately 2 miles south and within easy reach of the City Centre. The present owners have maintained this spacious property to an impeccable standard, immaculate fresh neutral decor and further benefiting from full double glazing and gas central heating. A fantastic property for a young family with room to grow and ideally located for the professional couple, the student or a superb buy to let investment. Early viewing is highly recommended.

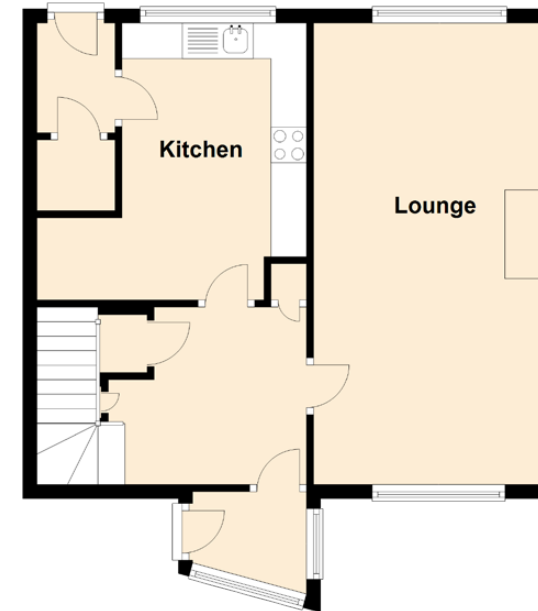
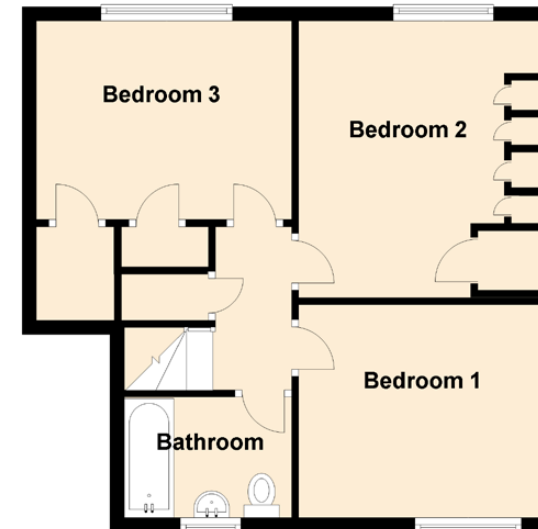
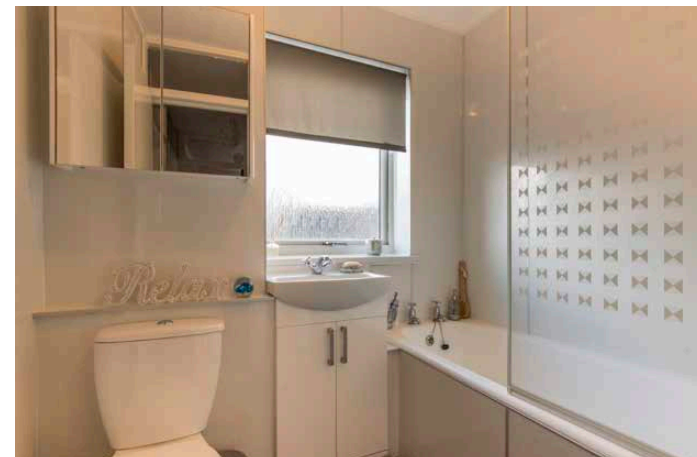
rear garden. On the first floor there are three double bedrooms and a centrally located family bathroom with power shower over the bath. The rear bedroom allows access to the loft space which has power and light. In addition you have ample storage facilities and cupboards throughout the property.

To the front of the property there is a small boundary wall with an iron gate, the small front garden is laid to decorative stone chip with a central pathway to the porch. The rear garden is accessed from the utility room or the driveway at the side of the house where off street parking is available for three cars. A large gated perimeter fence gives added privacy, laid to lawn with borders containing a scattering of seasonal flowers and shrubs. A secure garden that is a safe environment for those with children or pets, and ideal for entertaining enjoying the sun and the views.

Property comprises; Entrance porch leading to the hall and all accommodation, ground floor large lounge with dual aspect windows and formal dining area, spacious kitchen with multiple base and wall mounted units with contrasting worktops and some integrated appliances. Utility room with access to the



“SUBSTANTIAL, END TERRACE,  
WITH THREE DOUBLE BEDROOMS ”

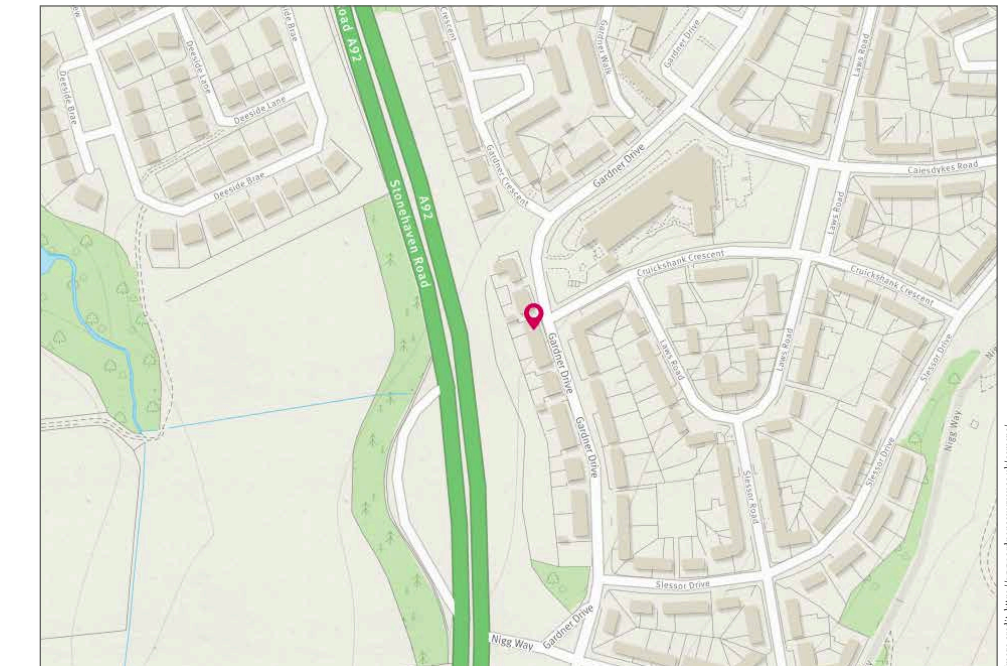


# SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Kitchen	3.90m (12'10") x 3.80m (12'6")
Lounge	6.50m (21'4") x 3.20m (10'6")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
Bedroom 2	3.90m (12'10") x 3.40m (11'2")
Bedroom 3	3.60m (11'10") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup> | EPC Rating: D






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