







# THE LOCATION

## *Aberdeen*

Riverside Terrace is part of a prestigious development located on the grounds of Deeford House which is a Grade B listed building of Scottish Historical interest and is a survival from a wider scheme proposed by the renowned Architect James Forbes Beattie in 1875.

Riverside Terrace is situated in a sought after location, a hop skip and jump and you are on the banks of the River Dee where you will find miles of endless walks and leisure activities, local amenities including David Lloyd Health Club, superstore facilities at the Bridge of Dee Retail Units and the Robert Gordons University campus are all within walking distance. A short drive will take you to the heart of Aberdeen city centre, providing all that one would expect with 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;

Aberdeen is also renowned for its superb educational and recreational facilities. The Riverside developments have great local public transport facilities with the city offering further excellent Bus & Rail Service, with National & International flights being provided from Dyce Airport. The Main East Coast Rail Network operates through Aberdeen providing a link to the central belt, the recently opened AWPR (Aberdeen Western Peripheral Route) makes all areas of the city and its industrial areas to the north and south easily commutable. The property is also ideally located for both the student and the professional employee.





# 24 RIVERSIDE TERRACE

*Aberdeen*

Completed in 2005 to the highest of specifications by the renowned Bon Accord Homes, number 24 is a superior three-bedroom executive Penthouse apartment spanning the second and third floor of a six flatted development. The substantial apartment is beautifully presented with superior fixtures and fittings throughout. The generously proportioned accommodation has been maintained to an impeccable standard and designed to create versatile, bright and airy accommodation in a convenient and sought after location, further benefiting from a video security entry system, double glazing, gas central heating with immaculate decor and floor coverings.

With its fantastic riverside & central location, this property would suit a professional couple or a fantastic buy-to-let investment. Early viewing is a must and is highly recommended.

The immaculate communal areas lead to the property where a welcoming reception hallway provides access to all accommodation, the main living, kitchen and dining area is open plan with full-length windows that flood this area with natural light a Juliet style balcony adds that touch of grandeur. The modern style kitchen is equipped with an extensive range of wall and base mounted units complimented by granite work surfaces; feature lighting and quality integrated appliances.









# 24 RIVERSIDE TERRACE

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The master bedroom is beautifully appointed with an outlook towards the river; this elegant room is tastefully decorated with coordinating floor coverings, a walk-in wardrobe and a luxurious en-suite bathroom with a separate double shower cubicle. The guest bedroom is of a generous size with large built-in wardrobes and access to the centrally located "Jack & Jill" style bathroom which is fitted with a three-piece suite with a shower over the bath. A further double bedroom at the rear of the property enjoys the use of a private balcony overlooking the garden grounds. Completing the ground floor is the utility room fitted with base units and work surfaces; ample space is available for laundry equipment and additional storage under the stairs. A carpeted staircase with a wooden balustrade leads to the upper level and the remaining accommodation, with an arched picture window to the front providing an open outlook over the River Dee and the city. The spacious versatile bright family room could be utilized as a further bedroom or office if required; an external door leads to the communal hallway and staircase.

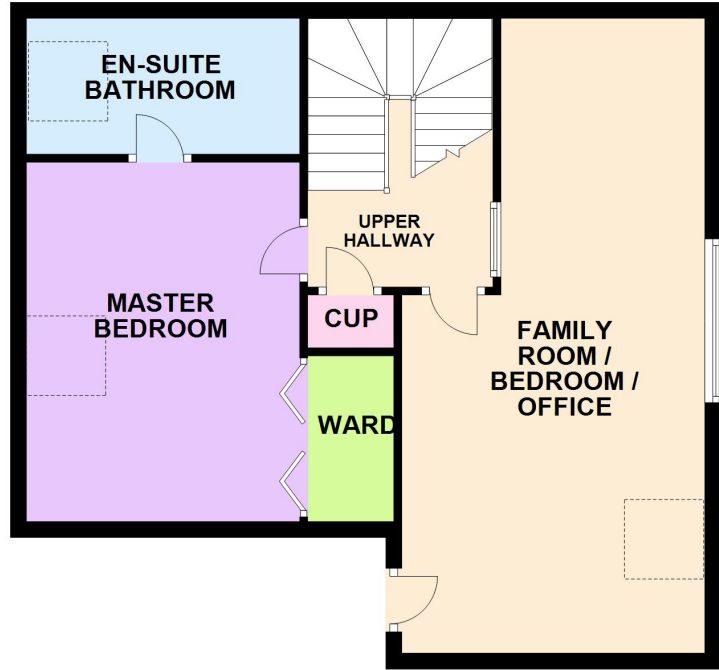
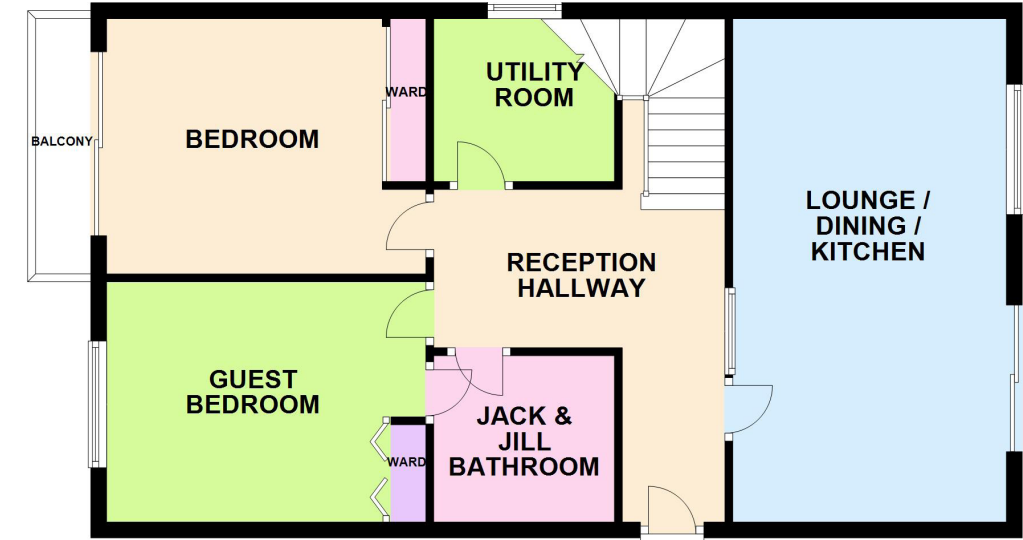
The development is set within private landscaped grounds laid mostly to lawn, bordered by a wall with sporadic planting of mature trees, shrubs and plants, the property is maintained under a factoring agreement which includes external maintenance, communal areas and gardens. There is allocated parking for residents and ample visitor spaces.







BEDROOMS & BATHROOM



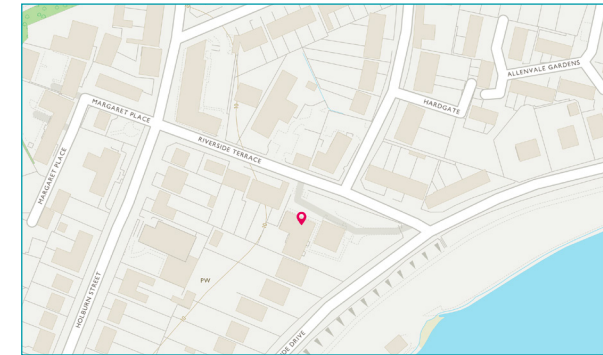
Approximate Dimensions  
(Taken from the widest point)

Reception Hall	13'09 x 10'04
Lounge/Kitchen/Diner	21'08 x 13'10
Bedroom 3	13'05 x 10'02
Jack & Jill	7' x 6'11
Guest Bedroom 4	13'05 x 10'02
Utility Room	7'11 x 6'03
Upper Hallway	11'09 x 6'07

Master Bedroom	14'02 x 13'04
En-suite	11'04 x 7'03
Family Room/Bedroom3/Office	27'03 x 13'06

Gross internal floor area (m<sup>2</sup>): 139m<sup>2</sup>  
EPC Rating: B

Extras (Included in the sale): All carpets,  
floor coverings, blinds and integrated  
kitchen appliances.







# McEwan Fraser Legal

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