

84 Gairn Terrace

ABERDEEN, AB10 6AT



*TWO-BEDROOM FIRST-FLOOR PROPERTY
PRESENTED TO THE MARKET IN WALK-IN CONDITION*



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84 Gairn Terrace is a two-bedroom first-floor dwelling presented to the market in a superb walk-in condition available for immediate possession.

It offers generous modernised accommodation 58m², double glazing and gas central heating (Valliant boiler circa 2020). The property comprises an internal hallway with storage cupboard as you enter, leading to all other rooms. There is a well-proportioned lounge with space for a dining table. The kitchen, which is fresh and modern, features a gas hob, electric oven, and extractor hood, with excellent cupboard storage. There are two double bedrooms, one with a cupboard, the other with built-in mirrored wardrobes. There is a bathroom with a shower over a bath and tiled splash-back walls plus a heated towel rail. The notable surprise is a fully equipped utility room with sink, washing machine, tumble drier and freezer; it even has an old-fashioned ceiling clothes airer.

There is privately allocated car parking through an archway to the rear of the property. This property would be a superb first-time purchase within a quiet location off Holburn Street, only 20 mins walk from Garthdee Shopping Centre. Ideally, it would suit the student or a professional couple or be an excellent buy-to-let investment. Viewing is necessary to appreciate the quality, condition and location.







Bedroom 1



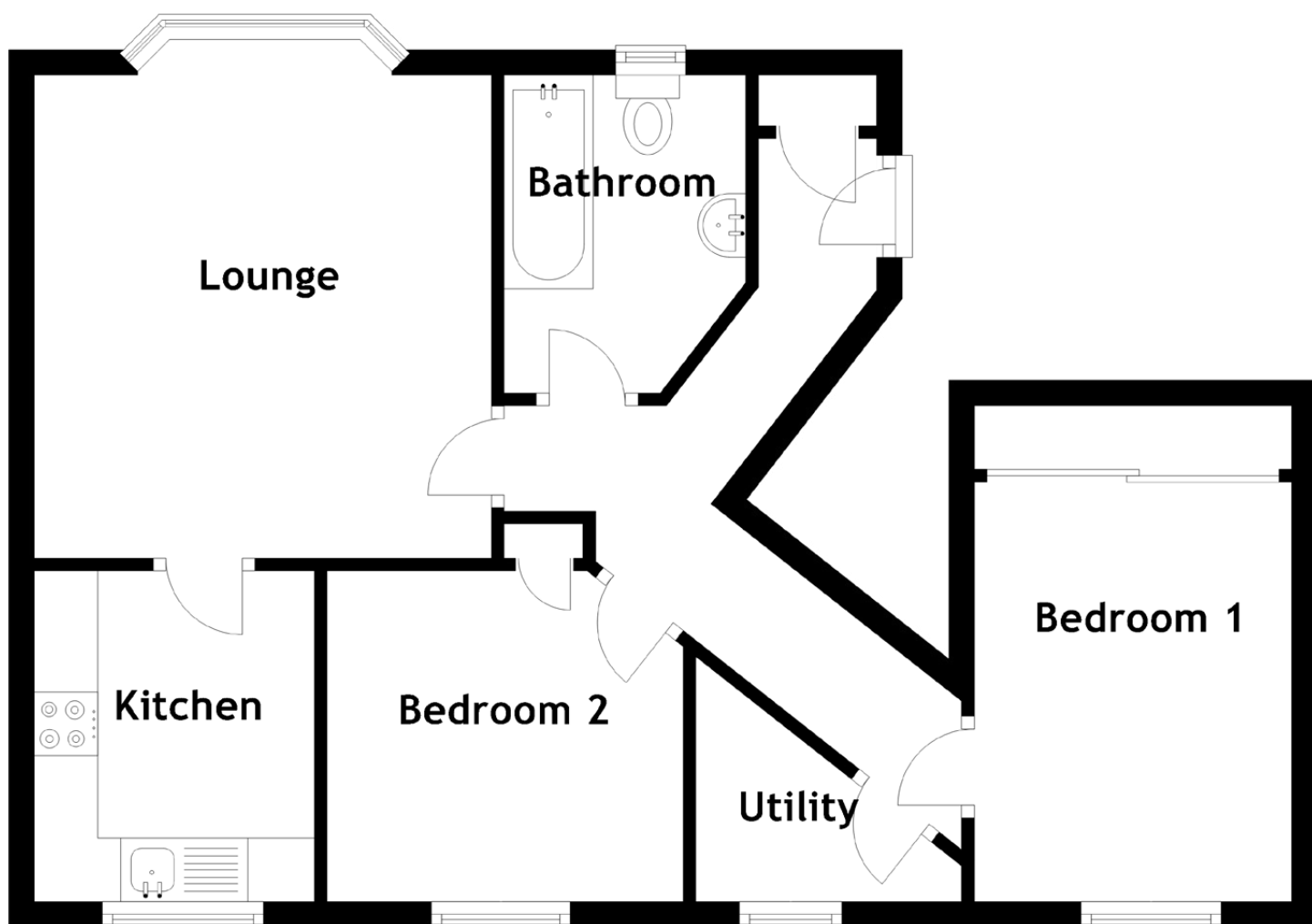


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge	3.80m (12'6") x 3.60m (11'10")	Utility	2.20m (7'2") x 1.90m (6'3")
Kitchen	2.60m (8'6") x 2.20m (7'3")		
Bedroom 1	3.30m (10'10") x 2.50m (8'2")	Gross internal floor area (m ²): TBCm ²	
Bedroom 2	2.80m (9'2") x 2.60m (8'6")	EPC Rating: TBC	
Bathroom	2.50m (8'2") x 1.90m (6'3")		

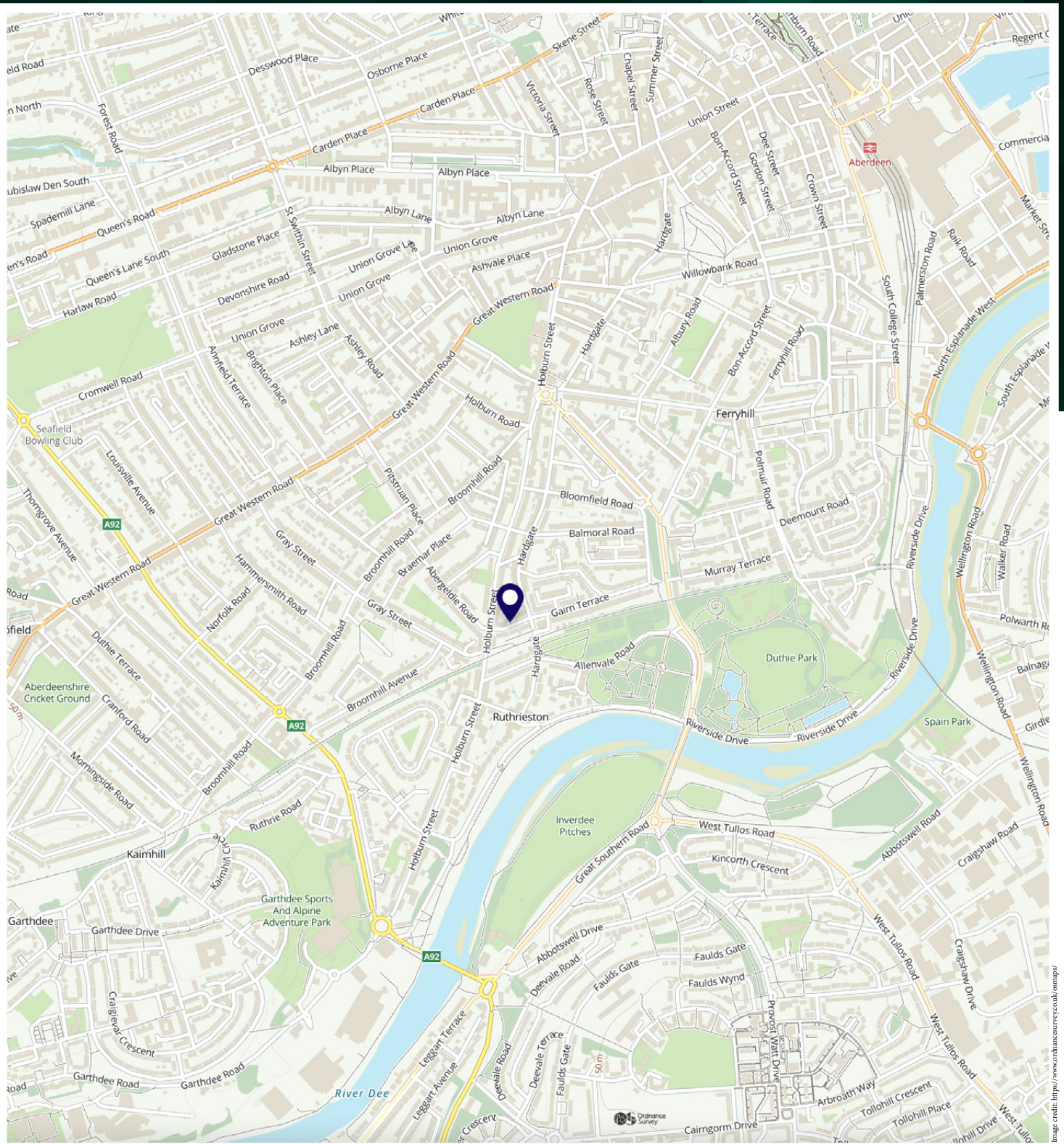




Gairn Terrace Aberdeen is a popular residential area close to many arterial routes, and accordingly, most parts of the city are easily accessible.

All the amenities one would expect with modern-day city living, including various pubs, clubs, restaurants, theatres, and cinemas. Along with superb educational and recreational facilities. The area is well served with local shops and excellent local public transport facilities. The city offers an excellent Bus & Rail Service, with National & International flights from Dyce Airport. The property is also ideally located for the student and the professional employee. Aberdeen University, Robert Gordon University and the Garthdee Shopping Centre are a short walk from the property.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
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