

56C Riverside Drive

ABERDEEN, AB10 7LE



*Executive Self Contained Three Bedroom Apartment
of Historical Interest*



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Deeford House 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 for a broad tree-lined carriage drive next to the River Dee, lined with large villas. "Deeford" became a home for working lads in 1945, and was deemed to be a Church of Scotland Eventide home. 56c is a three-bedroom first-floor apartment and forms part of the prestigious Deeford House set in beautifully landscaped gardens and positioned at the corner of Riverside Drive and Riverside Terrace with views over the River Dee.

Forming part of the much sought after Riverside Developments this is a fantastic opportunity to purchase an exceptionally spacious three bedroom executive apartment. Completed to a high standard and presented to the market in immaculate walk-in condition.

This spacious well present property with accommodation over two levels has been maintained to an impeccable standard. The property boasts many features, immaculate fresh décor, full double glazing and gas central heating throughout. The accommodation consists of a fully fitted integrated dining kitchen, spacious lounge which is flooded with natural light with views across the gardens to the River Dee, with a double bedroom and guest WC completing this floor, a carpeted stairway with wooden balustrade leads to the first floor where you have the master bedroom with en-suite shower room with fitted his and her wardrobes a further double bedroom again with fitted wardrobes with a centrally located family bathroom complete the accommodation. In addition, there are ample storage cupboards.





THE LOUNGE





KITCHEN/DINER







THE BEDROOMS





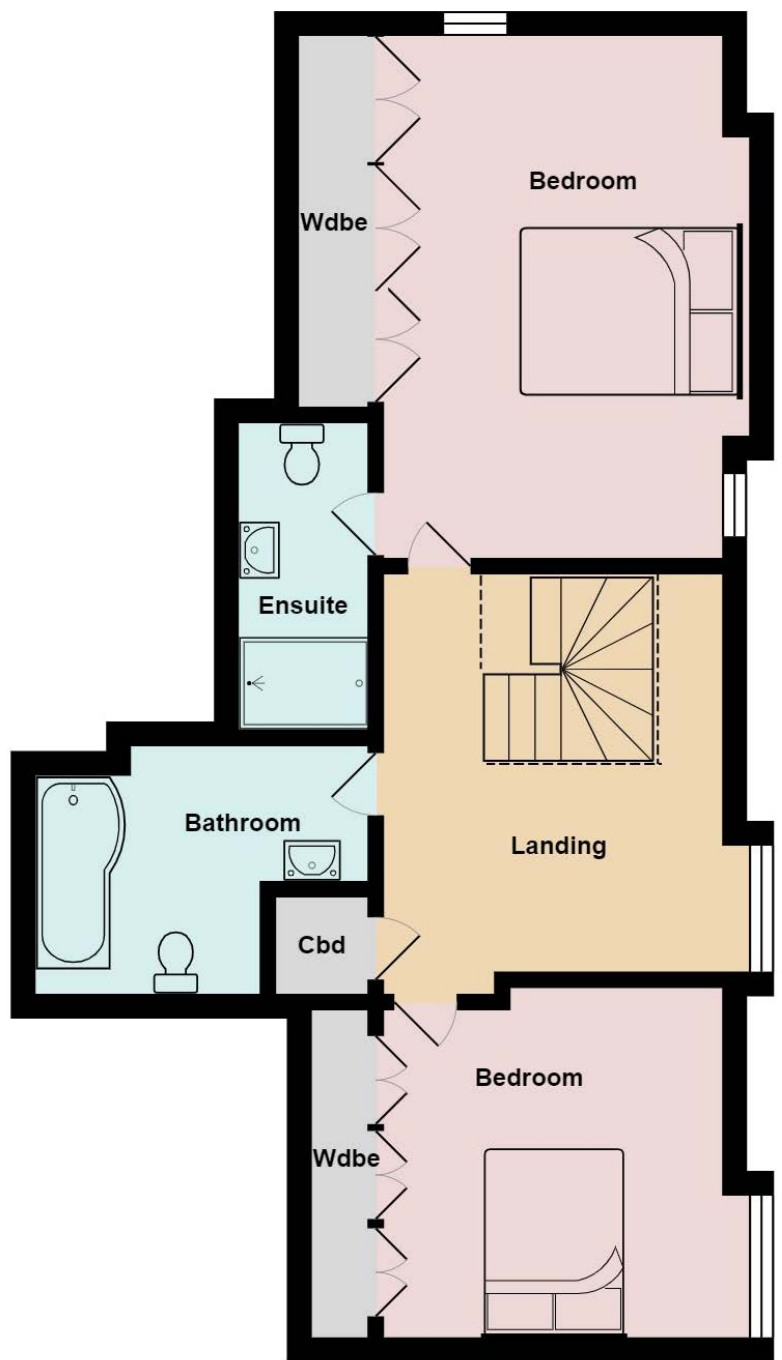
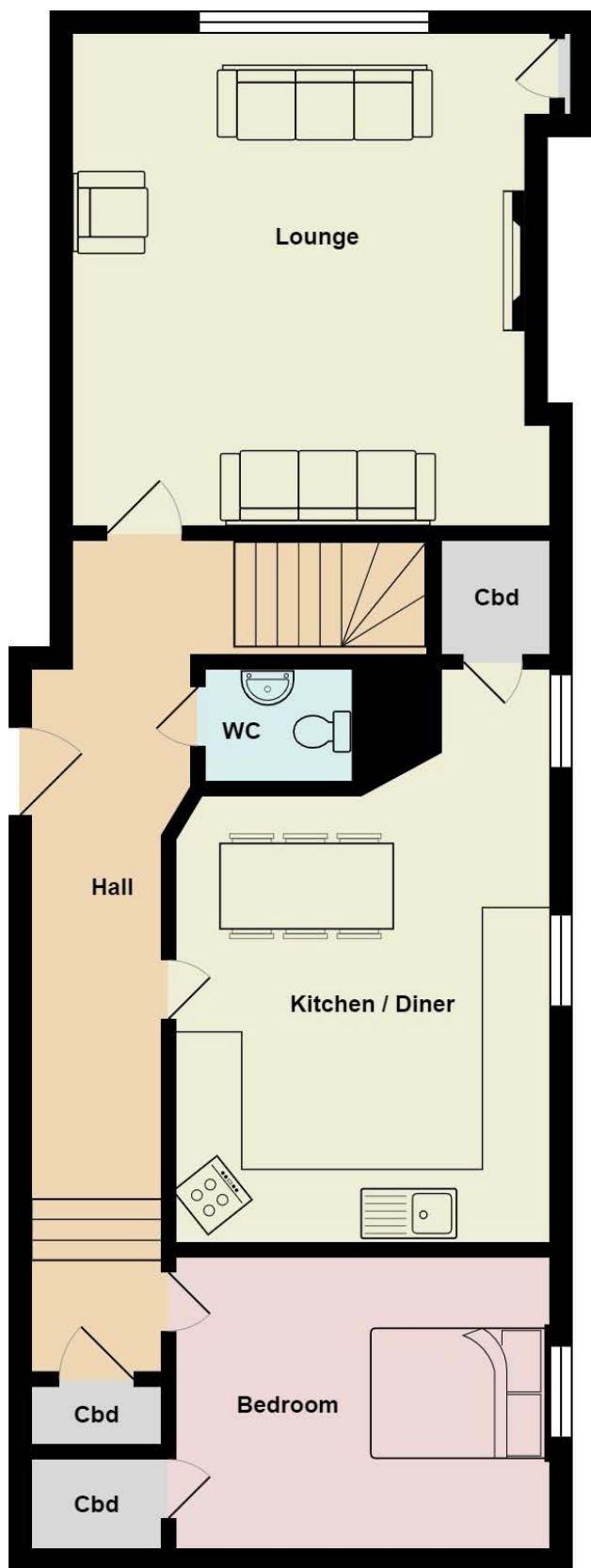
THE BEDROOMS





The property is protected by a security entry system, with a second locked interior door in the entrance hall leading to the bright and well kept communal areas. With its fantastic riverside location close to the city this property would suit a professional couple or a fantastic buy-to-let investment.

The property is set within private landscaped grounds 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.

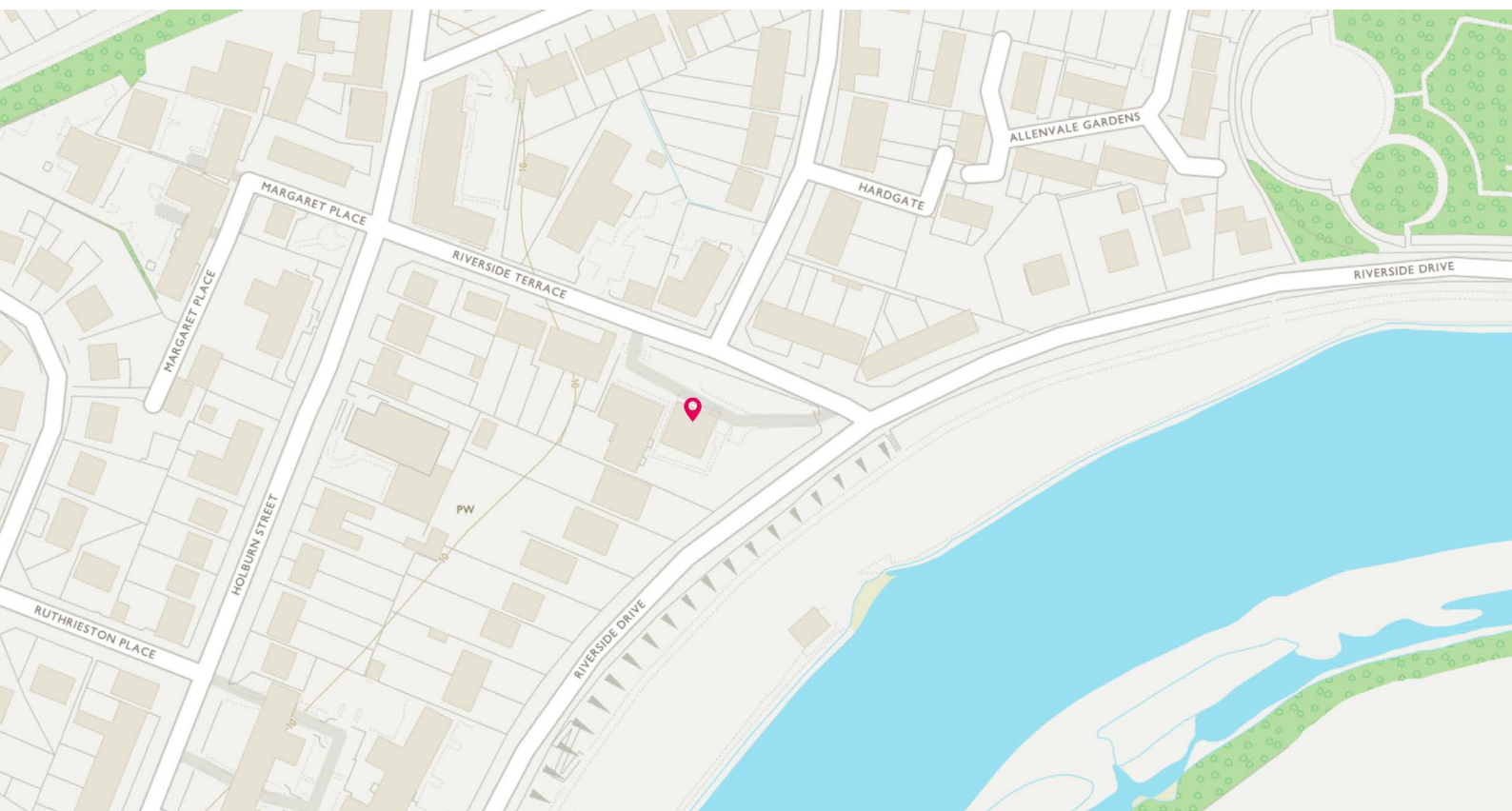


Gross internal floor area (m²): 128m²
EPC Rating: C

This Riverside renovation of a prestigious house 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, also locate a few minutes drive from the heart of Aberdeen city centre, providing all the amenities 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 renowned for its superb educational and recreational facilities there is a fantastic amount of indoor and outdoor activities all within easy reach of the property.

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 South and beyond, and West to the city of Inverness. The property is also ideally located for both the student and the professional employee.





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