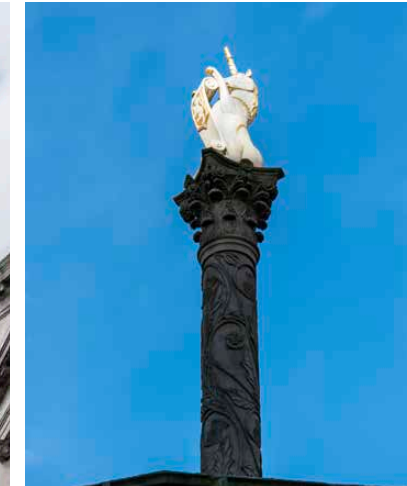


The Location

ABERDEEN, AB10 7BD

Situated within the city boundaries in the popular residential suburb of Garthdee and easily commutable to the city center. The suburb of Garthdee enjoys extensive open park and landscaped areas with a multitude of outdoor activities and pursuits available close by. It also has a fantastic range of community facilities including nurseries, highly regarded primary schools and secondary schools.

There are excellent shopping facilities in and around the area, including several superstores and a variety of local shops. The city center is approximately three miles to the north and is easily commutable and is well served by regular local transport. 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. There are also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.



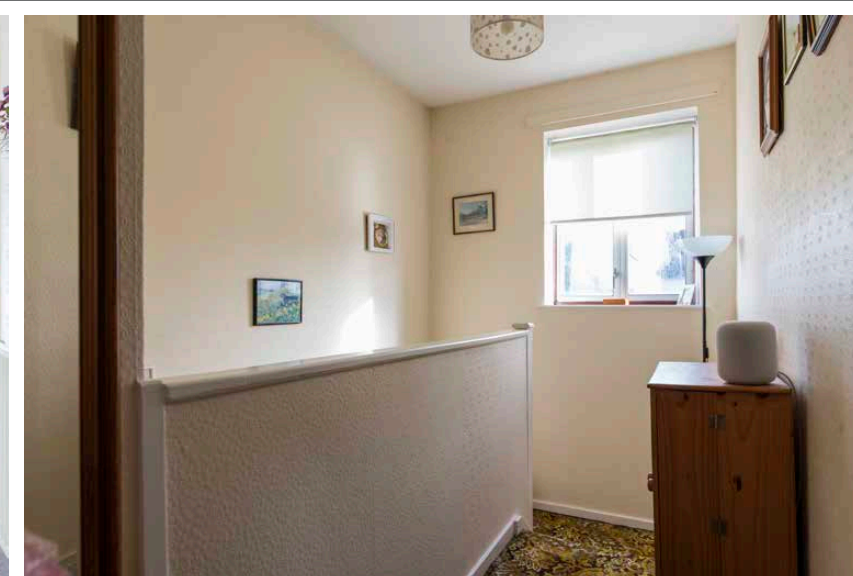
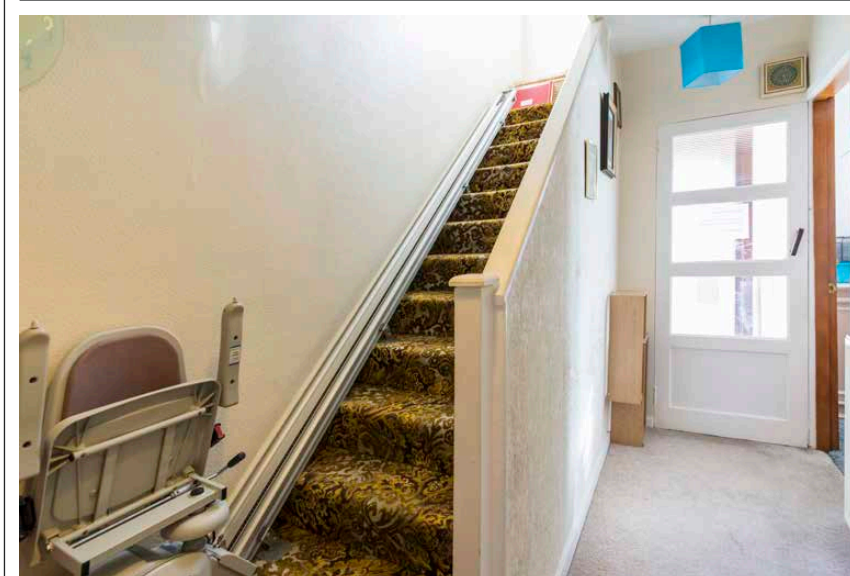
88 Gaitside Drive

ABERDEEN, AB10 7BD

88 Gaitside Drive is a substantial semi-detached three double bedroom dwelling, situated in a popular residential area of Garthdee. It is approximately three miles south of Aberdeen city centre and within easy reach of the industrial areas of Altens and Tullos and also Aberdeen Royal Infirmary. Robert Gordon University is within walking distance. This well-proportioned property with its fantastic location further benefits from full double glazing and gas central heating throughout. A fantastic property for a young family and ideally located for the professional couple, the student and/or a superb Buy-to-Let investment. Early viewing of this property is highly recommended.

The property consists of an entrance hallway leading to all accommodation, a large lounge, dining kitchen, rear vestibule giving access to the rear garden and a three-piece shower/wet room. On the first floor, there are three double bedrooms. Also, you have ample storage facilities and cupboards throughout the property.

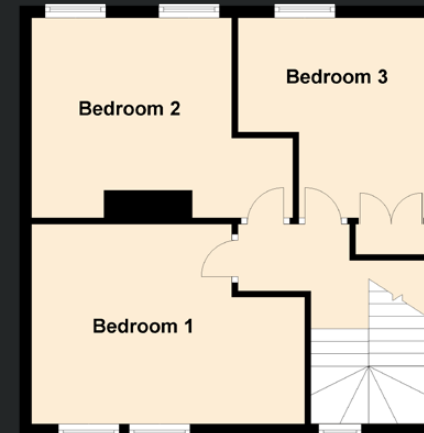
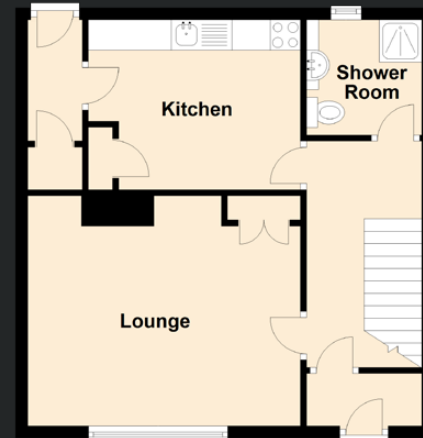
To the front of the property, there is a gated garden laid with decorative paving stone, with a separate extensive drive to the side of the property which allows for off-street parking for at least three vehicles. The rear garden is laid to lawn with borders containing various mature plants and shrubs, fenced all around making it a safe and secure environment for pets and children alike.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'6")
Kitchen	3.50m (11'6") x 2.80m (9'2")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	4.30m (14'1") x 3.30m (10'10")
Bedroom 3	3.40m (11'2") x 3.30m (10'10")
Shower Room	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 91m²

EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings and garden shed.

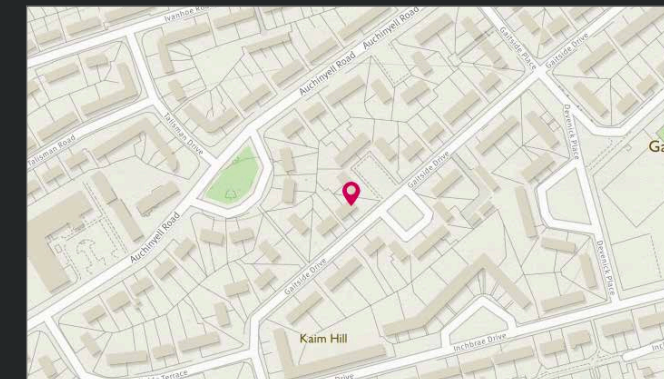


Image credit: <https://www.wednesday.co.uk/rooms/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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PETER REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALLY CLARK
 Designer