

36 Strathmore Drive

ABERDEEN, AB16 6SJ



IMMACULATE WALK-IN CONDITION
TWO BEDROOM TERRACED PROPERTY



0131 524 9797

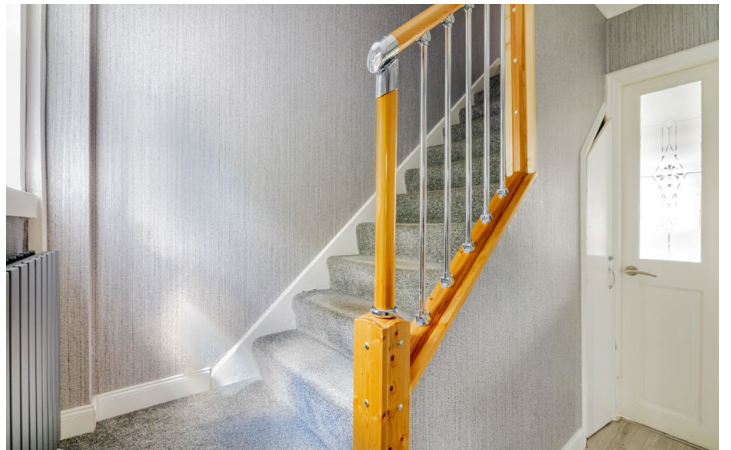


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36 Strathmore Drive is a two-bedroom mid-terrace property that is presented to the market in a fantastic walk-in condition. The current owners during their long tenure have maintained and upgraded to an impeccable standard regardless of cost. The property with its extensive accommodation over two levels is presented to the market in a fresh neutral tone and further benefits from double glazing and gas central heating throughout.

With its immaculate walk-in condition and superb location, this would be a fantastic first-time purchase, an ideal property for either a young family, a professional or with rental prices on the increase a fantastic investment property, viewing is an absolute must.

36 Strathmore Drive



The Lounge







Bedroom 1

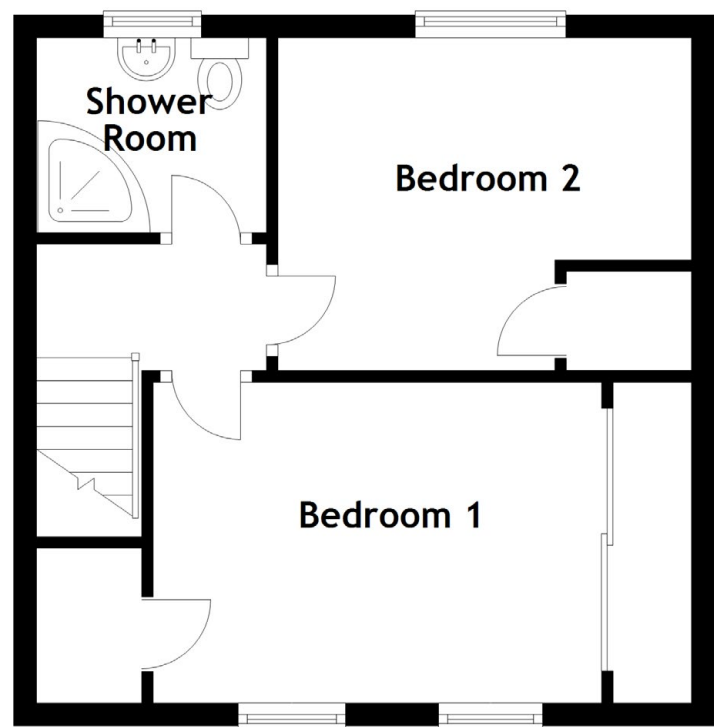
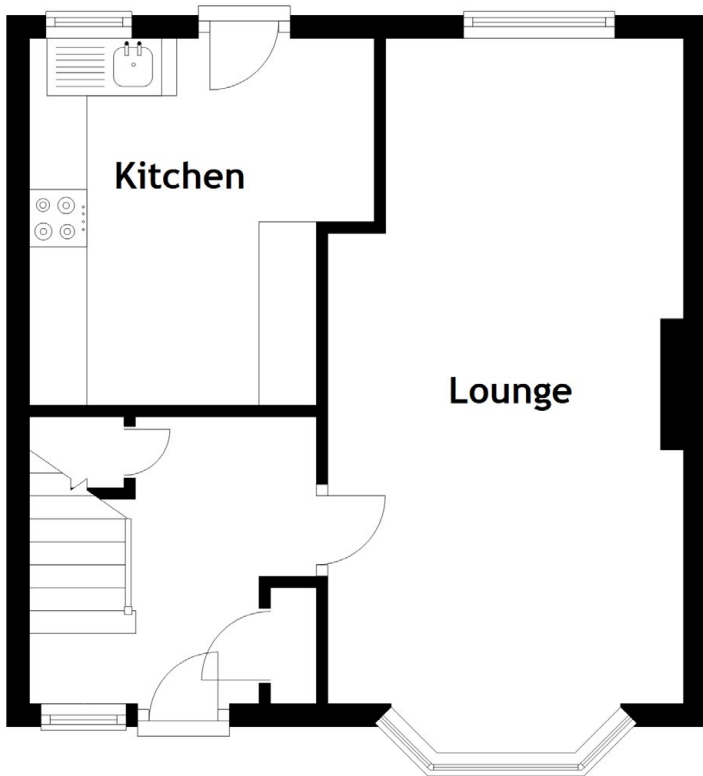




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	5.80m (19') x 3.10m (10'2")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	3.90m (12'10") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")

Shower Room 2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 66m²

EPC Rating: D

To the front of the property, a gated and walled garden allows off-street parking. The garden is laid to loc-bloc for ease of maintenance. The rear garden is accessed from the kitchen, with a high perimeter fence and being fully enclosed is a perfect and safe environment for children and pets alike. The garden is laid mostly on a lawn with a path leading to a decked area ideal for entertaining and catching the afternoon sun. The garden shed completes the gardens and will remain.

The property is serviced with mains electricity, gas, water and drains.



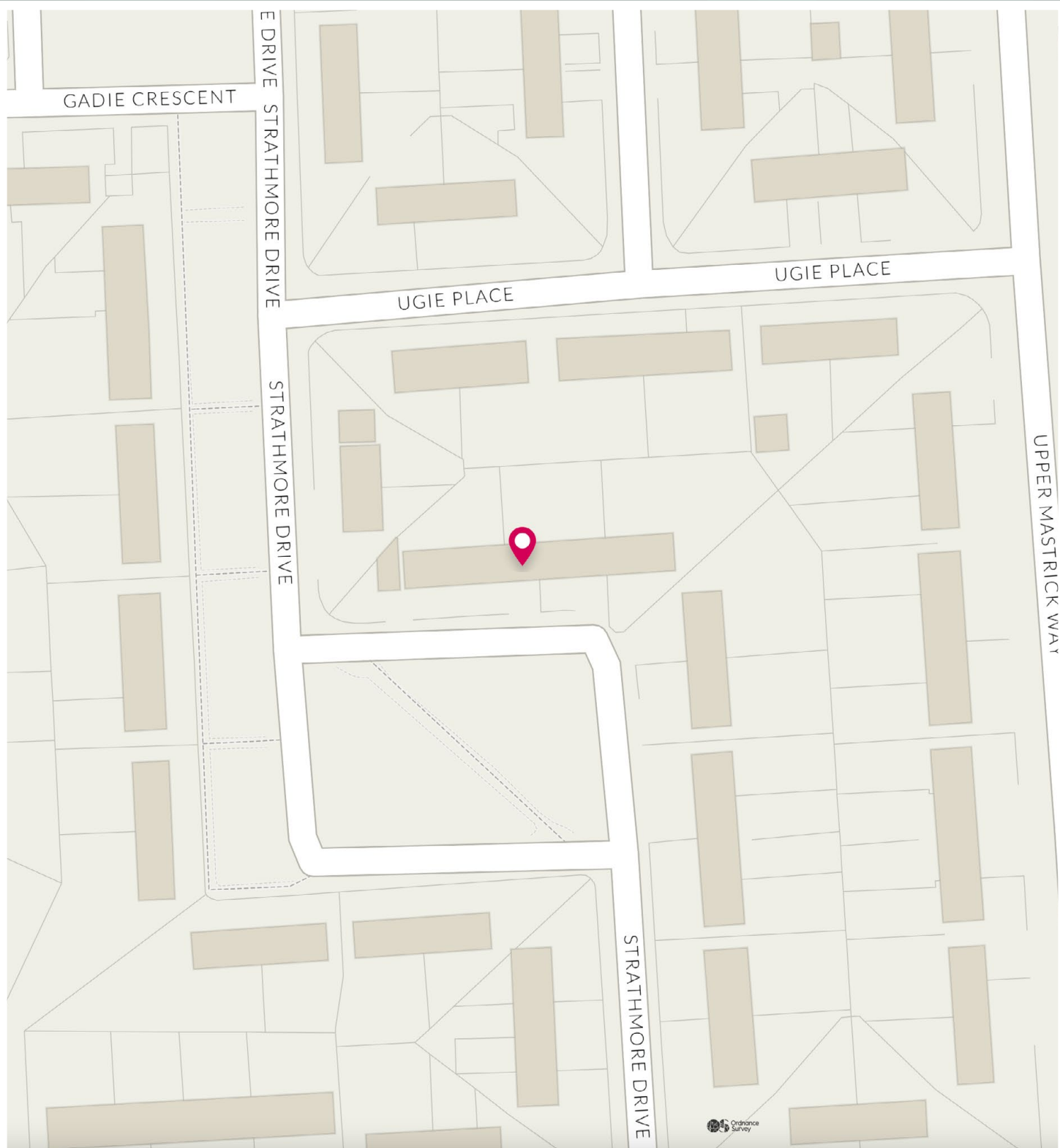


This immaculate two-bedroom mid terrace property is located in the ever-popular residential and sought after location of Mastrick, situated near several local amenities and a short drive to one of the new Tesco superstores, and one of several major NHS hospitals that Aberdeen has to offer. Preschool, primary and secondary schooling are available nearby. Mastrick and the local area are well serviced by regular public transport. Anderson Drive and several arterial routes close by the property are ideally located for commuting to all areas of the city and beyond.

The city centre is within 3 miles of the property, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities. The city offers excellent bus and rail service, with national and international flights being provided from Dyce Airport approximately 4 miles north of the property.

The leading 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 Location



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