

12 Tedder Street

TILLYDRONE, ABERDEEN, AB24 2SS



*IMMACULATE THREE-BEDROOM
MID-TERRACE PROPERTY*



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12 Tedder Street is a spacious 3-bedroom mid-terraced property that has been maintained to an exceptional standard by its current owner and is presented to the market in an immaculate walk-in condition. Decorated throughout in a fresh neutral tone and offers generous-sized accommodation over two levels, with full double glazing and gas central heating throughout. With its fantastic condition and superb location, this property would suit a young family, a fantastic first-time purchase, or would suit a professional couple, or a buy-to-let investment. Early viewing is highly recommended.

The property comprises a porch to the hallway which in turn leads to all other accommodation, a well-proportioned lounge is part open-plan to a dining/family area with a patio door to the rear garden. The modern kitchen is fitted with multiple wall and base-mounted units with contrasting worktops and splash-back walls. It is also fitted with a mixture of integrated and standalone appliances and a downstairs cloakroom completes the ground floor.









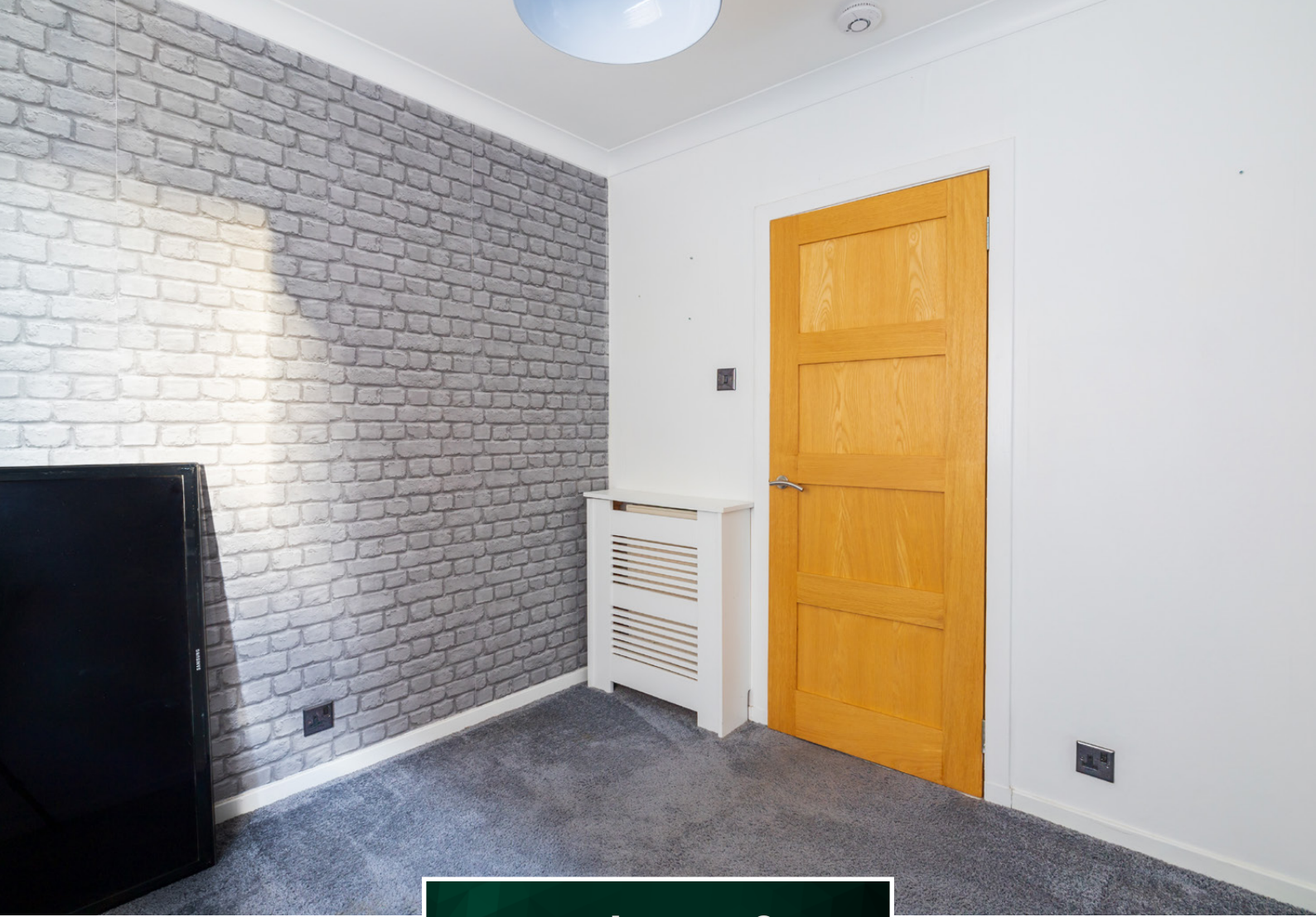
A carpeted staircase with a wooden balustrade leads to the first floor, where there are three double bedrooms with the master has fitted wardrobes and a generous-sized family bathroom with a shower over the bath which completes the accommodation. In addition, there are ample storage cupboards throughout.



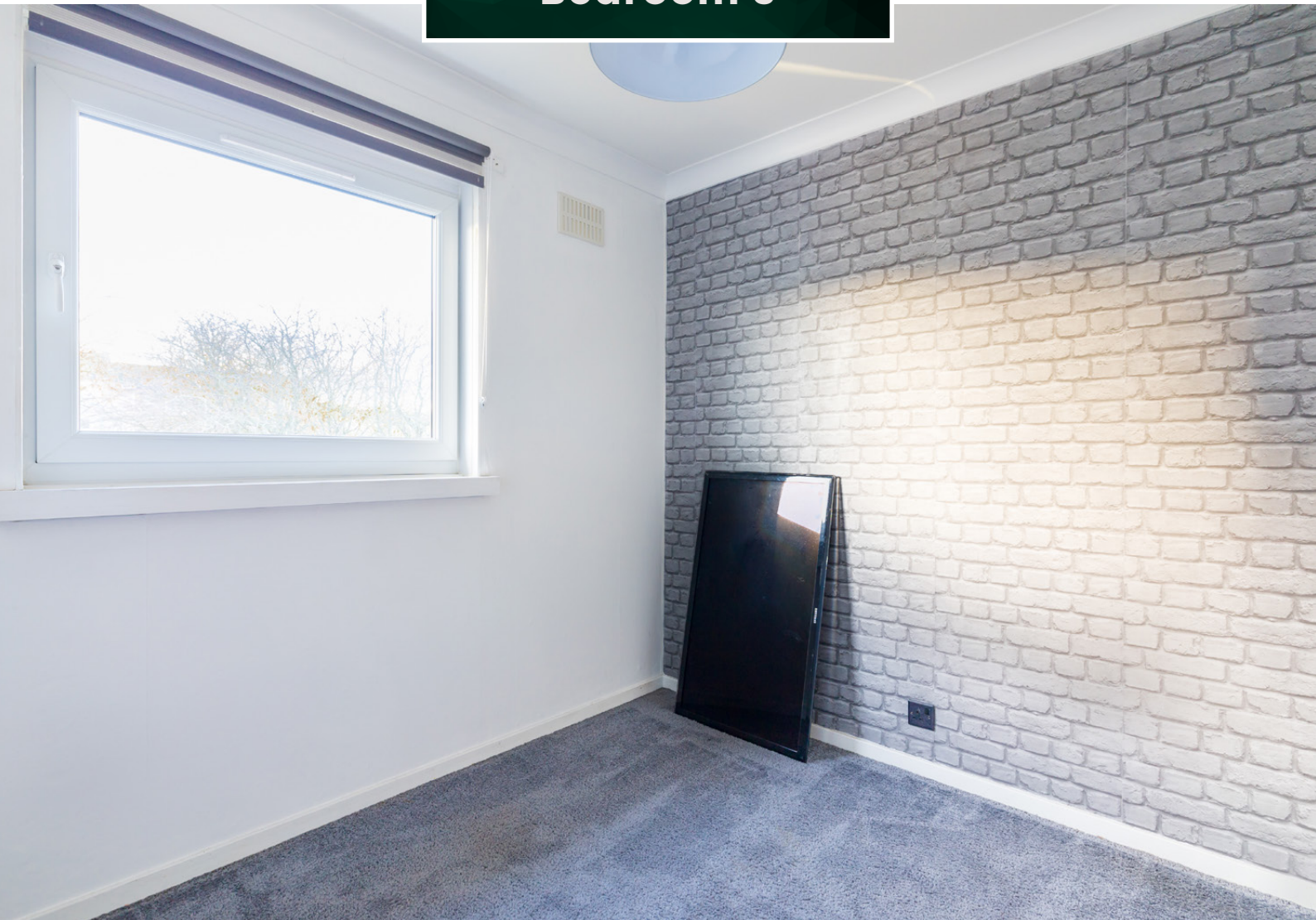


Bedroom 2

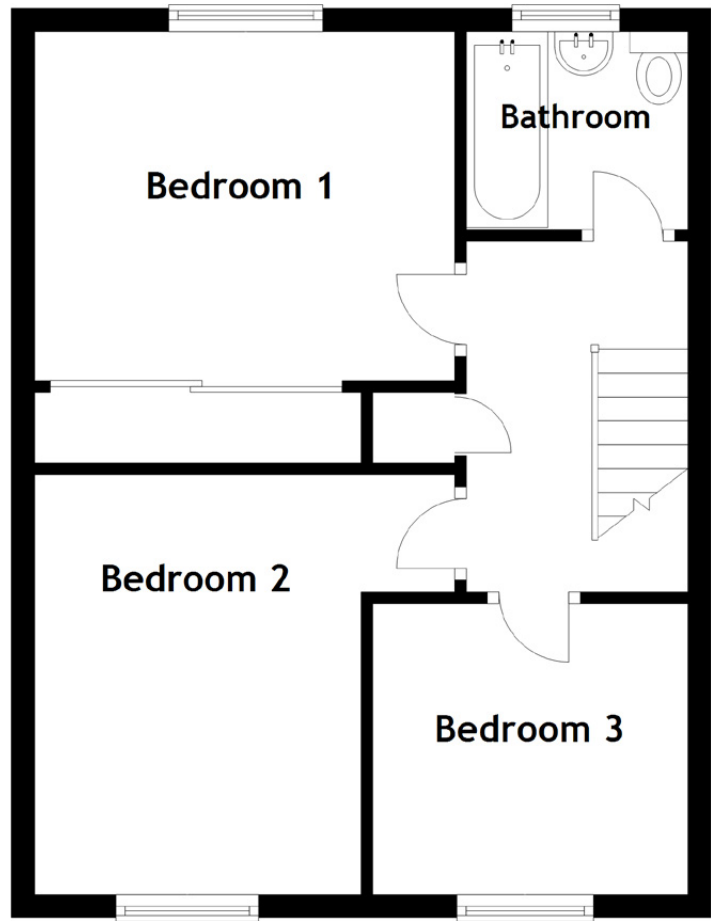
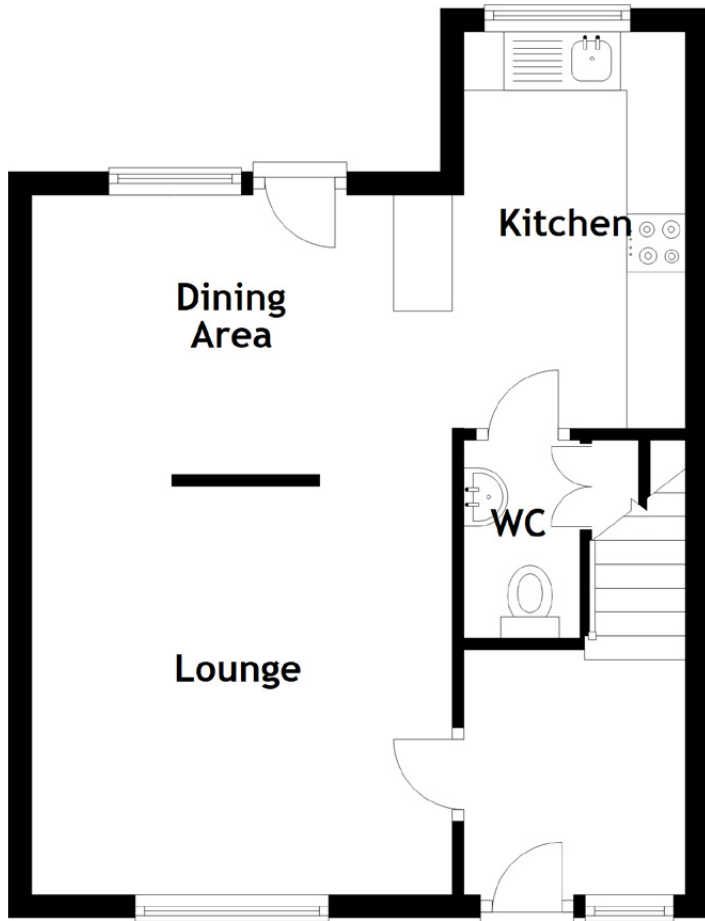




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|---------------------------------|
| Lounge | 3.60m (11'10") x 3.50m (11'6") |
| Dining Area | 3.60m (11'10") x 2.40m (7'11") |
| Kitchen | 3.40m (11'2") x 1.90m (6'3") |
| Bedroom 1 | 3.60m (11'10") x 3.00m (9'10") |
| Bedroom 2 | 3.60m (11'10") x 3.60m (11'10") |
| Bedroom 3 | 2.70m (8'10") x 2.50m (8'2") |
| Bathroom | 1.90m (6'3") x 1.70m (5'7") |

Gross internal floor area (m²): 83m²

EPC Rating: C

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings are included in the sale.

Floor Plan

To the front, the garden is laid with decorative stone paving and allows off-street parking for at least two vehicles. It has borders with decorative stone chips some shrubs potted plants, and seasonal flowers.

The rear garden which can be accessed from the rear car park or directly from the rear patio doors, has a large wooden deck perfect for some al-fresco dining and enjoying the sun, the rear garden is gated with a high perimeter fence making a safe and secure environment for children and pets alike.



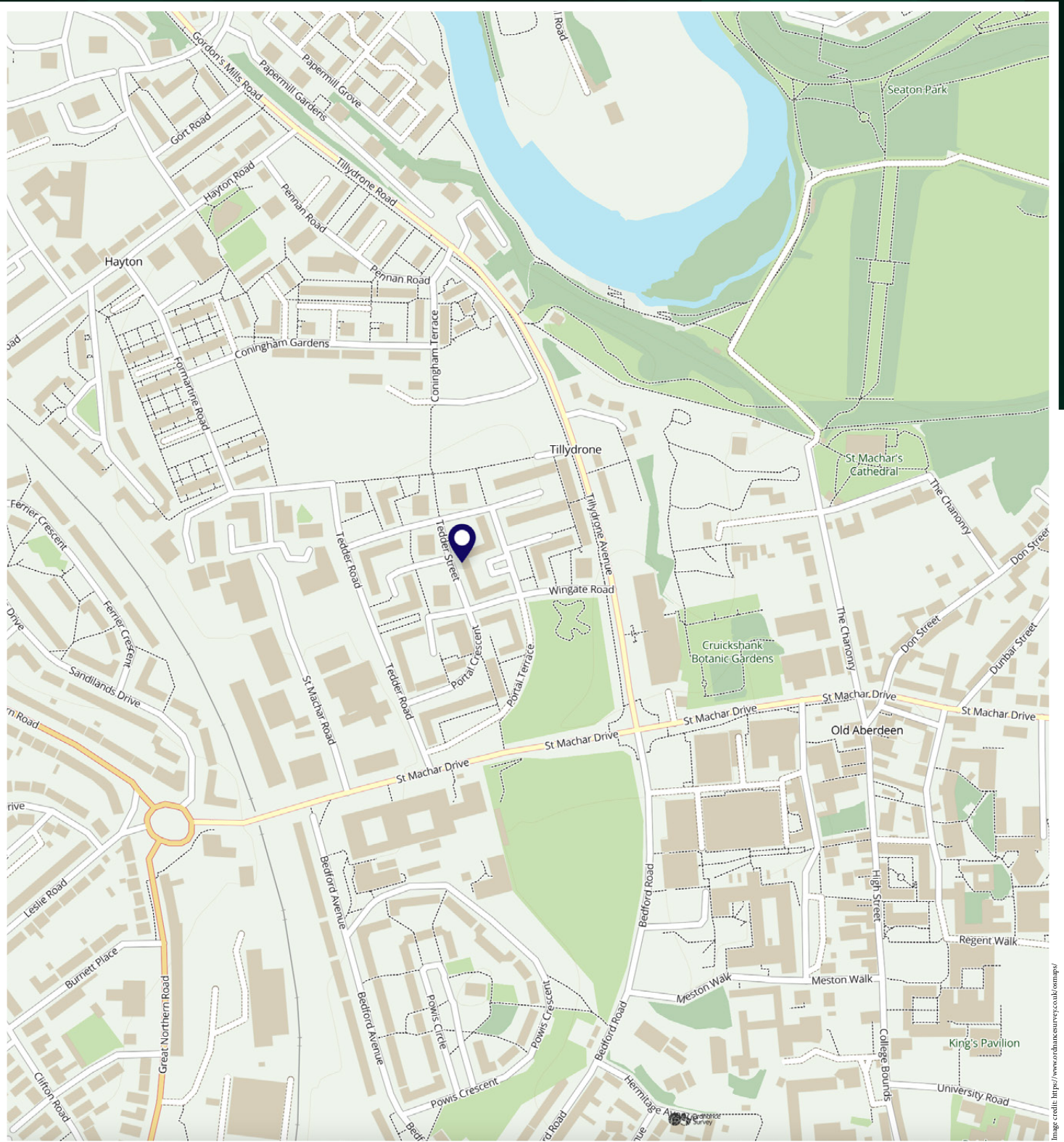


SEATON PARK

Tedder Street lies north of Aberdeen city centre where you are just a few minutes from Aberdeen University, with the new bridge allowing quick access to all arterial routes to the business centres within the Bridge of Don and the north of the city. There are local and specialist shops in abundance, with regular local public transport links to many parts of the city readily available. Nursery, primary, and secondary schools are in the area with lovely walks available in nearby award-winning Seaton Park.

The city provides 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. There are also some superb recreational and leisure facilities all within easy reach with a multitude of activities for the outdoor enthusiast. The property and area are well served by local public transport facilities with the city offering further excellent bus and rail services, with national and 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. The property is also ideally located for both the student and the professional employee, with Aberdeen University and the city centre close by.

The Location



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THE SUNDAY TIMES
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