

85 Bedford Road

ABERDEEN, AB24 3LN



Huge potential three-bedroom terraced property requiring full modernization



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McEwan Fraser Legal is delighted to offer for sale a spacious three-bedroom mid-terrace dwelling located in a popular residential location close to many amenities. The property requires a full renovation and upgrade which is reflected in the asking price but has the potential to be a fantastic family home or provide a decent rental income as an HMO (House Multiple Occupancy) due to its close proximity to Aberdeen University Campus.

The property has double glazing and gas central heating, both of which will require upgrading. A must view to see the potential that this property has to offer.

THE LOUNGE



Entry is by the front porch which in turn leads to the hallway and all accommodation. Immediately to the right is the reception room two or bedroom three. This room has a large bay window overlooking the front of the property. Continue along the hallway to the main and extensive sitting room. There is a large bay window overlooking the rear of the property with a feature fireplace and an ornate self-built wall, which will require removal. Ample space in this room for a dining area.

THE SITTING ROOM/BED 3



THE KITCHEN



A large galley-style kitchen with multiple wall and base mounted units, with access to the rear garden.



A wooden staircase with a balustrade leads to the first-floor landing, two double bedrooms, and a centrally located family bathroom with a shower over the bath complete the accommodation. In addition, there are ample storage cupboards on both floors.

THE BATHROOM



BEDROOM 1



BEDROOM 2

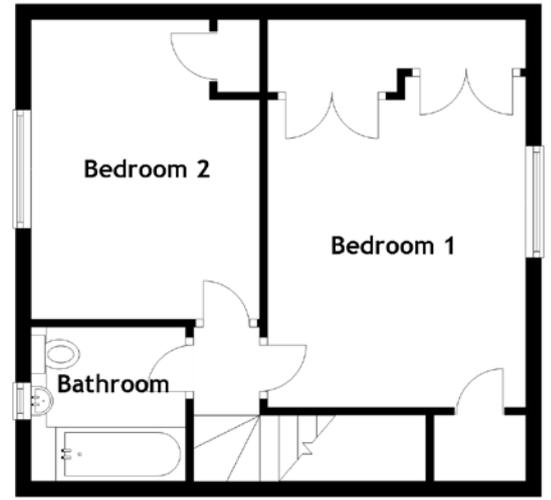
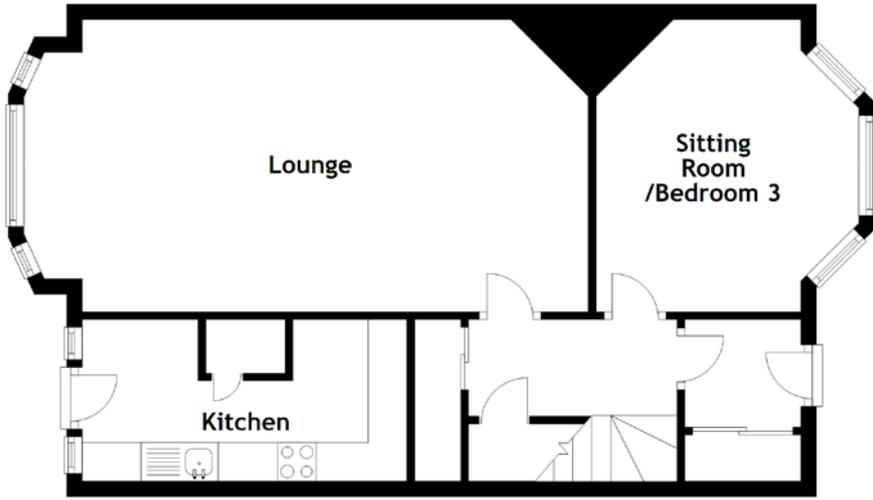


A residential parking permit is available at the front of the property. The front garden is in several tiers laid mostly to lawn with sporadic planting of mature shrubs, seasonal flowers and mature plants, the rear garden which is accessed from the kitchen, will require either clearing or landscaping due to it being totally overgrown.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge 7.30m (24') x 3.80m (12'6")
 Sitting Room/Bedroom 3 3.80m (12'6") x 3.40m (11'2")
 Kitchen 4.20m (13'9") x 2.10m (6'11")

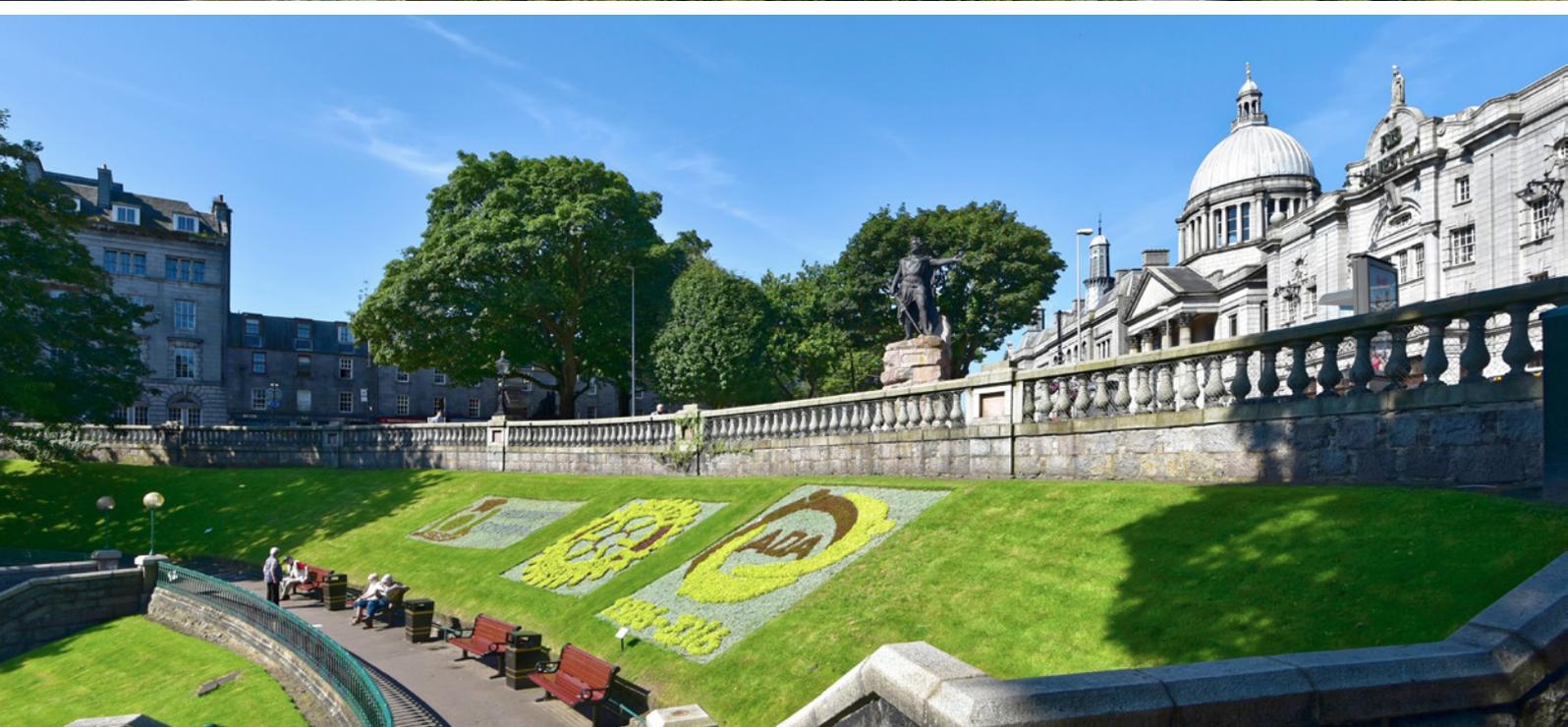
Bathroom 2.00m (6'7") x 2.00m (6'7")
 Bedroom 1 4.30m (14'1") x 3.20m (10'6")
 Bedroom 2 3.90m (12'9") x 2.96m (9'8")

Gross internal floor area (m²): 94m²
 EPC Rating: E



THE LOCATION

85 Bedford Road is situated in a very popular residential area; a brisk walk will take you to Aberdeen University Campus with many arterial routes close by making most parts of the city easily accessible. Locally you are well served by excellent schools, specialist and convenience shops and a large retail park at Kittybrewster and also across at Berryden where there is a Sainsbury's supermarket and further quality retail units.

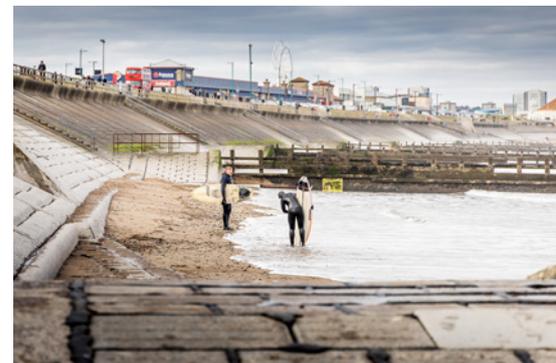




The property is just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities.

The local area is well served by local public transport facilities, with the city offering excellent bus and rail service and national and international flights from Dyce Airport.

The main East Coast rail network operates through Aberdeen providing a link to the central belt and beyond.



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