

FOR SALE



Heathryfold Circle, Aberdeen
Offers Over £105,000


MARTIN&CO



Heathryfold Circle, Aberdeen

2 Bedrooms, 0 Bathroom

Offers Over £105,000

- End Terrace House
- Large Garden Space
- Driveway
- Double Glazing
- Large 2 bedrooms

HEAD ON DOWN TO HEATHRYFOLD CIRCLE! CLICK ON VIRTUAL TOUR! This two-bedroom end-terrace home offers an excellent opportunity for buyers looking to put their own stamp on a property. Located in Mastrick/Northfield, the property is close to local shops, schools, and bus routes, providing convenient access to the city centre and surrounding areas. This home would suit first-time buyers or landlords looking for a solid rental investment.



Mastrick and Northfield are established residential areas in the north-west of Aberdeen, known for their strong sense of community and practical location. The area offers easy access to both the city centre and the countryside, with excellent bus links, nearby supermarkets, and a range of schools within walking distance. There are also parks, sports facilities, and local shops just a short stroll away, making it a convenient base for day-to-day living.

Local Amenities Include :

- Mastrick Shopping Centre with Co-op, pharmacy, and takeaway options
- Primary schools including Quarryhill, Heathryburn, and Bramble Brae
- Northfield Academy
- Community centres and sports facilities

KITCHEN Bright and functional kitchen featuring cream units with contrasting dark worktops and wood-effect surrounds. Offers ample cupboard and counter space, integrated lighting, and room for appliances, including plumbing for a washing machine. A rear window and partially glazed back door provide plenty of natural light and direct access to the garden.

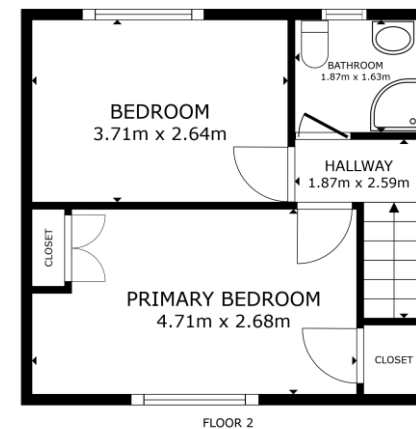
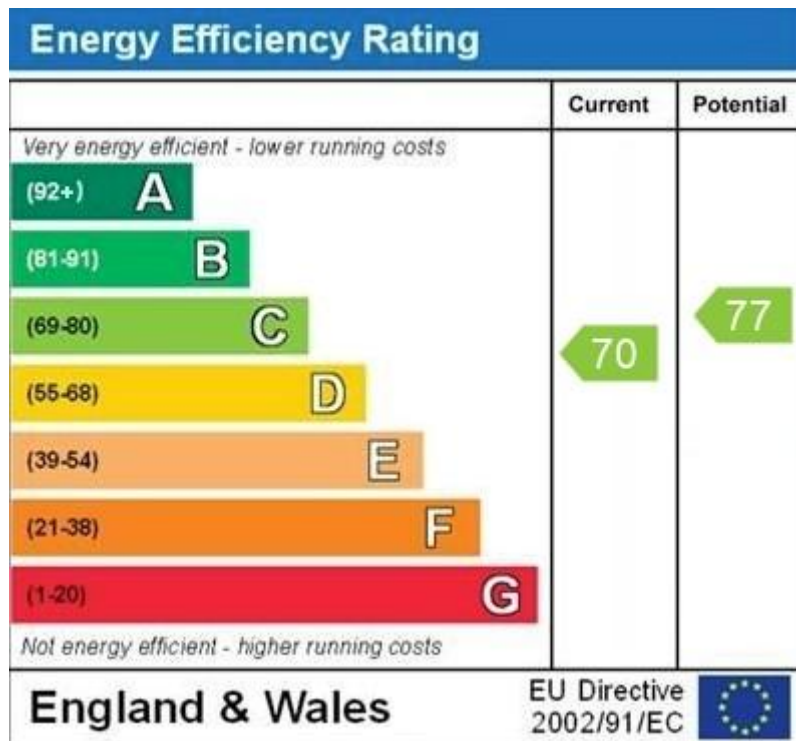
LIVING ROOM Spacious living room with light wood-effect flooring and a large front-facing window allowing plenty of natural light. The feature wall with floral wallpaper adds character, while the neutral tones make it easy to personalise.

BEDROOM A spacious master bedroom flooded with natural light from its large window, highlighting the elegant wood laminate flooring. The room benefits from built-in storage, providing a practical and stylish solution for your belongings.

BEDROOM 2 A bright and versatile second bedroom featuring the same quality wood laminate flooring and a generous window that fills the space with light. Built-in storage offers convenient functionality, making it perfect for guests, a home office, or a child's room.

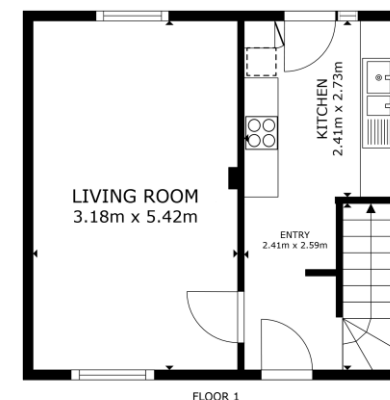
BATHROOM Modern shower room with light tiled walls and flooring, fitted vanity storage, and a white suite including a corner shower enclosure. Frosted window provides natural light while maintaining privacy.





GROSS INTERNAL AREA
FLOOR 1 30.5 m² FLOOR 2 30.8 m²
TOTAL 61.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH

T: 01224 63 65 00 • E: aberdeen@martinco.com

Letting Agent Registration No. LARN1905074

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