

FOR SALE



Mortimer Drive, Hazelhead, Aberdeen

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Region Of £115,000



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- Video walk-through - Click on link above
- Ideal for First Time Buyer opportunity
- Ideal Investment Opportunity
- Gas Central Heating
- Local Amenities Close by

Must – See Mortimer Drive is an attractive two-bedroom mid-terraced property, ideally positioned within a popular and well-established residential area of Aberdeen. This well-proportioned home offers comfortable accommodation across two levels, making it an excellent opportunity for first-time buyers, professionals, or those seeking a sound buy-to-let investment.

Located within the sought-after AB15 postcode, the property benefits from easy access to Aberdeen city centre, the West End, and major commuter routes. The area is well served by a range of local amenities including supermarkets, cafés, independent shops, and leisure facilities, while excellent public transport links and nearby road connections provide convenient travel throughout the city. Reputable primary and secondary schools are also close by, adding to the area's strong appeal.



Surrounded by pleasant residential streets and with green spaces and walking routes nearby, Mortimer Drive offers a balanced lifestyle combining convenience, comfort, and community. This property represents a fantastic opportunity to acquire a home in a desirable and well-connected location.



LOUNGE The lounge is a bright and welcoming space, thoughtfully presented to offer both comfort and style. Generously proportioned, it provides ample room for a range of lounge furniture, making it ideal for relaxing or entertaining. Neutral décor and wood flooring create a warm, inviting atmosphere, while allowing buyers to easily personalise the space.

Patio doors open directly to the rear of the property, flooding the room with natural light and creating a seamless connection between indoor and outdoor living. From here, there are lovely open views across a local green area, offering a pleasant outlook and a sense of privacy rarely found in mid-terraced homes. This attractive aspect enhances the room's appeal, making it a standout feature of the property.

KITCHEN This well-appointed kitchen combines practicality with a warm, contemporary design. Featuring ample wooden cabinetry, the space offers excellent storage while creating a welcoming, natural finish. The kitchen is fully equipped with integrated appliances, including an oven, hob, extractor, and washing machine, making it ideal for everyday living. Neutral tiled splashbacks and durable worktops provide a clean, timeless look, while the window allows for generous natural light and ventilation. Thoughtfully laid out and highly functional, this kitchen is perfectly suited to both home cooking and entertaining.



BEDROOM ONE This well-sized double bedroom is attractively presented in a neutral décor, offering a calm and comfortable retreat. The room benefits from a soft carpeted floor and features built-in wardrobes with wooden doors, providing excellent storage while maintaining a tidy and streamlined appearance. Well proportioned and filled with natural light, this versatile bedroom is ideal for use as a principal bedroom, guest room, or flexible living space, appealing to a wide range of buyers.



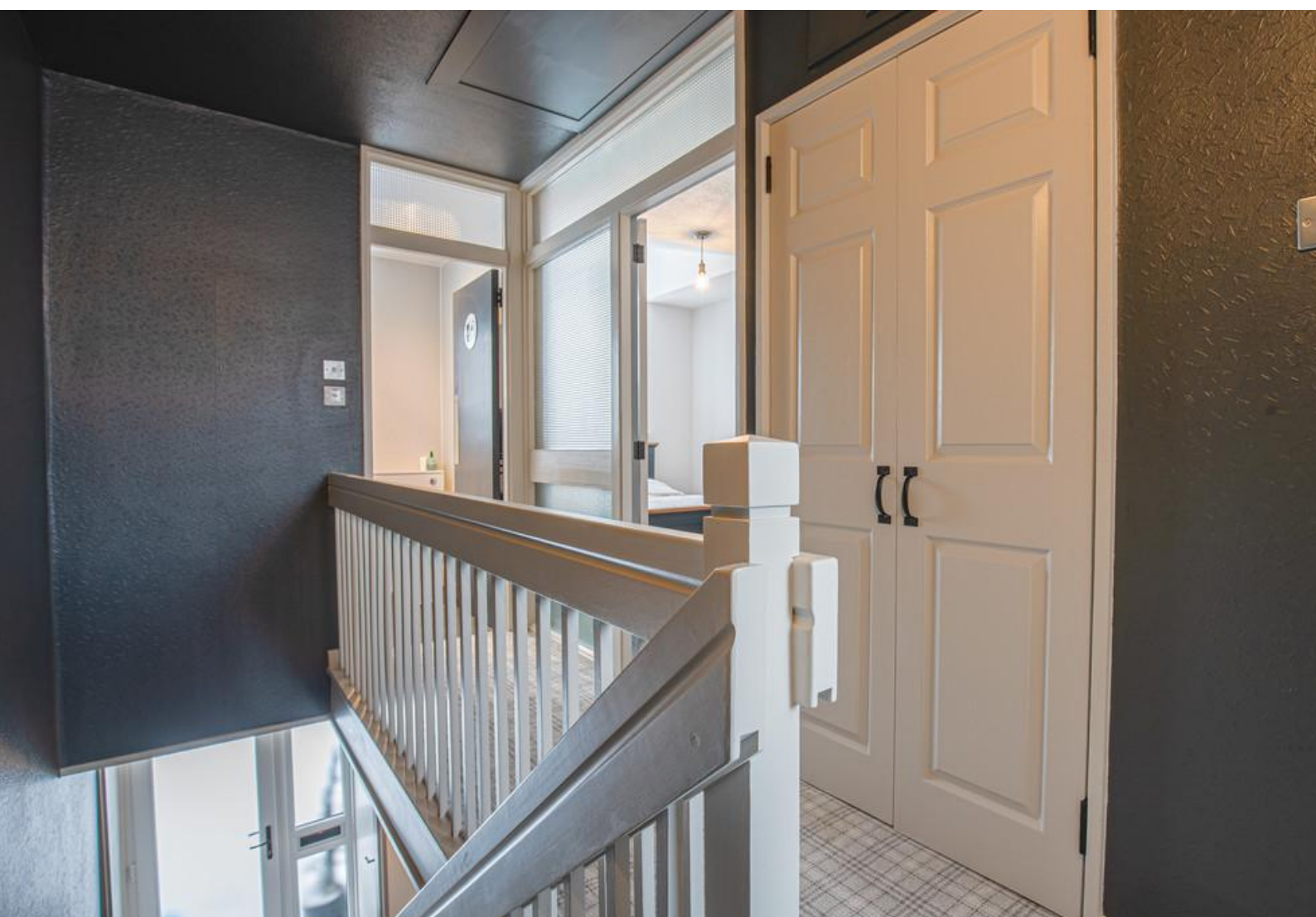
BEDROOM TWO This well-proportioned double bedroom is attractively presented in a neutral décor, creating a bright and versatile space. The room features a comfortable carpeted floor and benefits from fitted mirrored wardrobes, providing excellent storage while enhancing the sense of space and light. A useful built-in storage cupboard adds further practicality, making the room ideal for a variety of uses. A large window allows an abundance of natural light to fill the room, creating a pleasant and airy atmosphere. Perfectly suited as a second bedroom, guest room, or home office, this flexible space will appeal to a wide range of buyers.

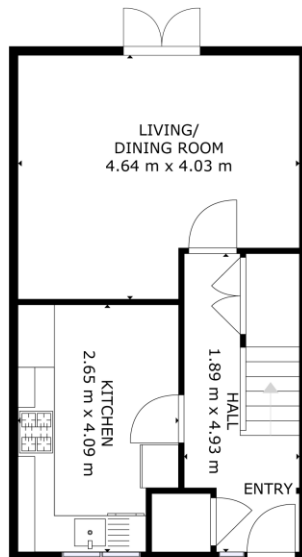


SHOWER ROOM This beautifully presented shower room offers a clean, modern aesthetic with a bright and airy feel. Finished in a neutral palette, the space features a sleek glass-enclosed shower with contemporary chrome fixtures, creating a streamlined and elegant look. The crisp white vanity provides practical storage and is complemented by a mirrored cabinet, enhancing both functionality and the sense of space. A window allows for excellent natural light and ventilation, adding to the fresh, welcoming atmosphere. Thoughtfully designed and impeccably maintained, this bathroom delivers both style and everyday comfort-ideal for modern living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

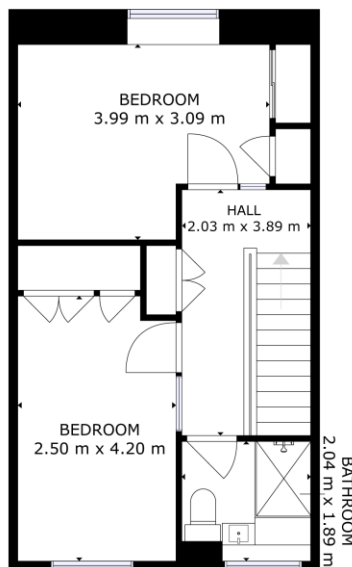
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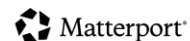
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 38 m², FLOOR 2: 40 m²
TOTAL: 78 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 38 m², FLOOR 2: 40 m²
TOTAL: 78 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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