

FOR SALE



Gladstone Place, Aberdeen

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

£143,000 Offers Over


MARTIN&CO



- Ideal Family Home
- Ideal for First Time Buyer opportunity
- Close to City Centre
- Excellent transport links
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- Local amenities nearby
- LARN: 1905074

Generous Gladstone Place property situated within a popular and well-established residential area of Aberdeen, offers an excellent opportunity to acquire a spacious home conveniently located close to a wide range of local amenities. The property enjoys easy access to Aberdeen City Centre, Aberdeen University and Aberdeen Royal Infirmary, making it ideally suited to families, professionals and students alike.

The surrounding area benefits from an excellent selection of shops, supermarkets, cafés and leisure facilities, together with highly regarded schooling and regular public transport links providing convenient travel throughout the city. Nearby parks and green spaces offer excellent outdoor recreational opportunities, while the property also benefits from good access to major road and transport networks for commuting further afield.

Combining generous accommodation with a convenient location, this property presents an ideal purchase for a variety of buyers seeking comfortable city living with excellent local amenities close at hand.

Nearby Primary Schools

- Woodside School
- Kittybrewster School

Nearby Secondary Schools

- St Machar Academy
- Bridge of Don Academy
- Aberdeen Grammar School

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOUNGE This beautifully presented lounge offers a bright and welcoming living space, thoughtfully styled in soft neutral tones to create a warm and relaxing atmosphere. A large picture window allows an abundance of natural light to flood the room while providing an attractive open outlook. Generously proportioned, the space comfortably accommodates a range of lounge furnishings and is centred around a charming feature fireplace, adding character and a cosy focal point to the room. Tastefully decorated throughout, this elegant living area is perfectly suited for both everyday living and entertaining alike.

KITCHEN This bright and well-appointed kitchen has been thoughtfully designed to maximise both style and functionality. Fitted with a range of modern wall and base units complemented by contrasting work surfaces, there is excellent storage and preparation space. Integrated appliances enhance the sleek contemporary finish, while the neutral décor and natural light create a fresh and inviting atmosphere. The layout comfortably accommodates a dining table and chairs, making this an ideal space for everyday dining or entertaining.

BEDROOM ONE A bright and inviting double bedroom, beautifully presented in neutral tones and benefiting from a large window that fills the room with natural light. The space offers ample room for a double bed and additional bedroom furnishings, while soft décor and fitted carpeting create a comfortable and relaxing



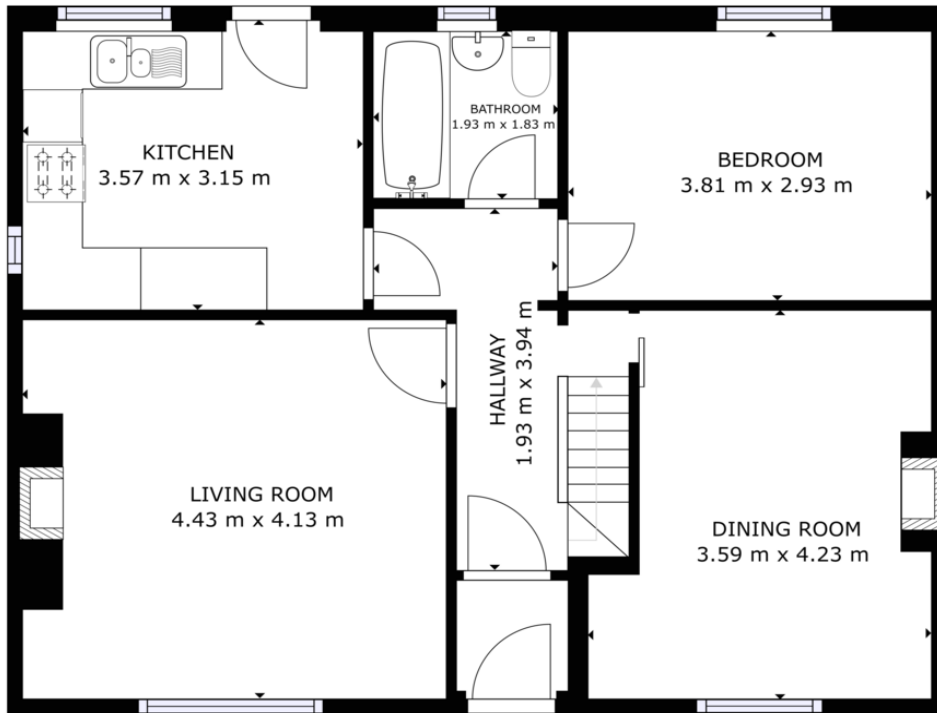
atmosphere. Ideal as a spacious main bedroom or well-proportioned guest room.

BEDROOM TWO / STUDY A versatile and well-proportioned study offering flexible accommodation, ideal as a home office or additional reception room. Beautifully presented with neutral décor and attractive wooden flooring, the space enjoys a bright and welcoming atmosphere enhanced by a large window allowing plenty of natural light. A charming feature fireplace creates a focal point to the room, adding warmth and character throughout.

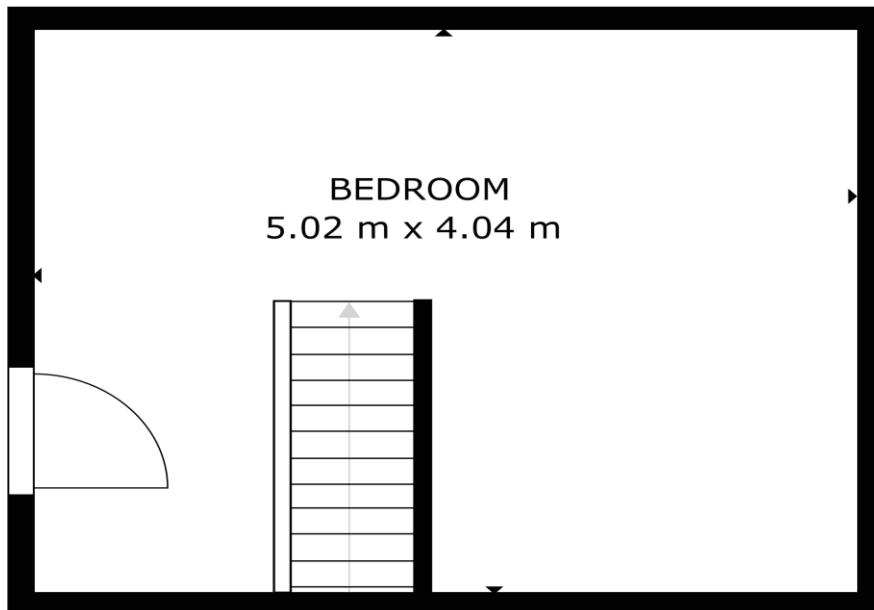
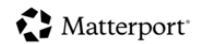
ATTIC A spacious and versatile attic room currently arranged as a double bedroom, offering well-presented additional living space. The room benefits from a skylight window, allowing plenty of natural light to create a bright and airy atmosphere. There is ample space for free-standing furniture, making the room both practical and comfortable, while the layout offers flexibility for a variety of uses to suit individual needs.

GARDEN The property further benefits from a beautifully maintained and generously sized garden, offering a wonderful outdoor space for both relaxation and entertaining. Featuring a combination of paved seating areas, lawn and a gravel pathway, the garden provides ample room for outdoor furniture and al fresco dining. A delightful outdoor retreat ideal for enjoying the warmer months.





GROSS INTERNAL AREA
FLOOR 1: 70.17 m², FLOOR 2: 20.23 m²
TOTAL: 90.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

