

FOR SALE



- Ideal First Time Buyer Opportunity
- Ideal Family Home
- Ideal Investment Opportunity
- Local amenities nearby
- Excellent transport links
- Garden

Tollohill Drive, Kincorth, Aberdeen
Offers Over £128,000


MARTIN & CO



Terrific Tollohill Drive enjoys a convenient position to the south of Aberdeen city centre, situated within the established residential area of Kincorth making it an appealing choice for a wide range of purchasers including first-time buyers, young families and those seeking excellent commuter links. Kincorth is a well-regarded and popular suburb known for its strong sense of community, variety of local amenities and ease of access to both the city centre and surrounding areas.

The property benefits from close proximity to a range of everyday amenities including local shops, supermarkets and convenience stores, with further retail and leisure facilities available at nearby Garthdee Retail Park.

Excellent public transport services operate throughout the area, while the AWPR and other main arterial routes are easily accessible, providing straightforward travel to other parts of the city, business parks and beyond. For those who enjoy outdoor space and recreation, Kincorth Hill Nature Reserve, local parks and riverside walks are all within easy reach, adding to the area's appeal for families and outdoor enthusiasts alike.

Kincorth is also well served by schooling, with Abbotswell School and Kirkhill School both located within the wider area for primary education, while secondary provision is available at Lochside Academy. In terms of healthcare, the nearest GP practice is Cove Bay & Kincorth Medical Centre on Provost Watt Drive, offering added convenience for day-to-day family living. Combining a well-established residential setting with strong local amenities, schooling and transport connections, this location continues to be a sought-after part of the city for a broad range of buyers.



LIVING ROOM A bright and well-proportioned living room offering an inviting space for both relaxing and entertaining. Flooded with natural light from the large front-facing window, the room benefits from neutral décor, attractive wood-effect flooring, and a feature fireplace, creating a warm and welcoming atmosphere. The generous layout provides ample space for a range of furniture, while the clean, contemporary finish makes it easy for buyers to personalise.

KITCHEN A well-appointed, contemporary kitchen fitted with a comprehensive range of modern wall and base units, complemented by generous worktop space and stylish tiled splashbacks. The galley-style layout is both practical and efficient, offering ample storage and preparation areas, while the neutral finish creates a bright and timeless feel. A large rear window and glazed door allow plenty of natural light to fill the space and provide an attractive outlook towards the dining area and garden beyond, making this an ideal kitchen for everyday family living.

DINING AREA/ CONSERVATORY Positioned to the rear of the property, this bright and versatile

conservatory provides an excellent dining space, enjoying delightful views over the rear garden through an array of wraparound windows. Flooded with natural light and featuring a glazed roof lantern, the room offers a wonderful setting for family meals and entertaining throughout the year. The generous proportions comfortably accommodate a dining table and chairs, while the seamless connection to the garden enhances the sense of space and creates an ideal environment for indoor-outdoor living.



BEDROOM ONE A well-proportioned double bedroom offering bright and comfortable accommodation, finished in a neutral colour scheme to create a light and airy feel. The room benefits from built-in mirrored wardrobes, providing excellent storage while enhancing the sense of space and light. A large window allows for plenty of natural daylight, making this an ideal principal or guest bedroom with ample space for additional bedroom furniture.

BEDROOM TWO This generous double bedroom offers a peaceful and inviting retreat, beautifully presented in a neutral colour palette. A wide front-facing window fills the room with natural light, while a wall of fitted mirrored wardrobes provides extensive storage and enhances the bright, spacious atmosphere. Complemented by a separate built-in cupboard for additional storage, the room combines practicality with contemporary appeal, making it an ideal principal bedroom with space for a range of furnishings.

SHOWER ROOM A bright and well-presented shower room, fitted with a contemporary white suite comprising a walk-in shower enclosure with glazed screen, wash hand basin set within a vanity unit providing useful storage, and a low-level WC. Finished in neutral tones with partially tiled walls, the room benefits from a frosted window allowing plenty of natural light while maintaining privacy, together with a heated towel rail, creating a clean, modern, and practical space.

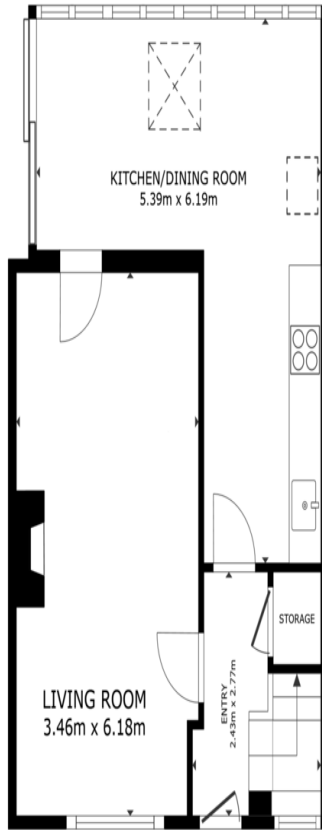
FRONT GARDEN The property is approached via a pathway with steps leading to the front entrance, complemented by a well-maintained front garden laid mainly to lawn. Attractive, mature shrubs and planting enhance the kerb appeal, creating a welcoming approach while offering a pleasant outlook.

REAR GARDEN The property enjoys a generous enclosed rear garden, predominantly laid to lawn and offering an excellent space for outdoor entertaining, family enjoyment, or gardening enthusiasts. Bordered by mature shrubs and established planting, the garden provides a pleasant degree of privacy and a leafy backdrop, with a useful timber garden shed offering additional outdoor storage.



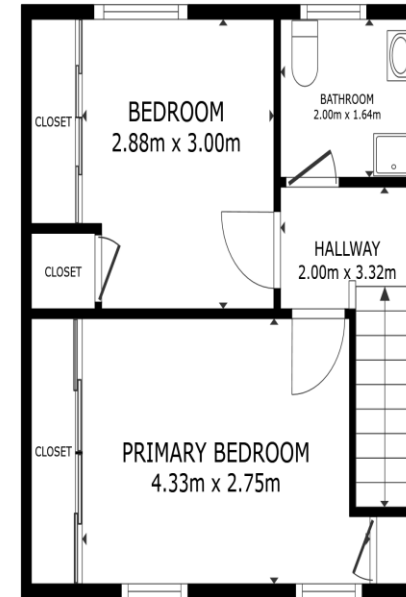
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 51.3 m² FLOOR 2 33.6 m²
TOTAL : 84.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 51.3 m² FLOOR 2 33.6 m²
TOTAL : 84.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH
T: 01224 63 65 00 • E: aberdeen@martinco.com
Letting Agent Registration No. LARN1905074

01224 63 65 00
<http://www.martinco.com>



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.

