

70 Rowan Road, Aberdeen, AB16 5LH

£195,000



Full Description

Well presented, five bedroom Terraced House is available for sale in the Ashgrove area of Aberdeen City. Spanning over three floors this spacious accommodation is ready to move into and comprises of: entrance hallway with under stair cupboard; good sized living room; fitted dining kitchen with access to the rear garden/ driveway and has a range of appliances including integrated electric ceramic hob, oven, extractor hood, dishwasher and

Features

- Driveway Parking For 1-2 Cars
- Close to Aberdeen Royal Infirmary
- Spacious Accommodation
- Ready To Move In To

microwave; on the first floor two extensive bedrooms both with built-in wardrobes; shower room with a three piece white suite; on the second floor a further three bedrooms; shower room with an electric shower. Externally to the rear, a garden area which is being utilised as a driveway for 2 cars, on street parking is also available; the property includes a small paved area adjacent to the front door, overlooking a communal grassed tree lined space. The property enjoys benefits of gas heating and double glazing. All light fittings, floor and window coverings will remain as part of the sale. Rowan Road is located to the North of the city and has easy access to other areas of the city on Anderson Drive. The area has an array of local amenities include local shops, a nursery, primary and secondary schooling. Regular bus links within easy walking distance. This location is very convenient for Aberdeen Airport, Aberdeen Royal Infirmary and Industrial estates in Bridge of Don and Dyce.

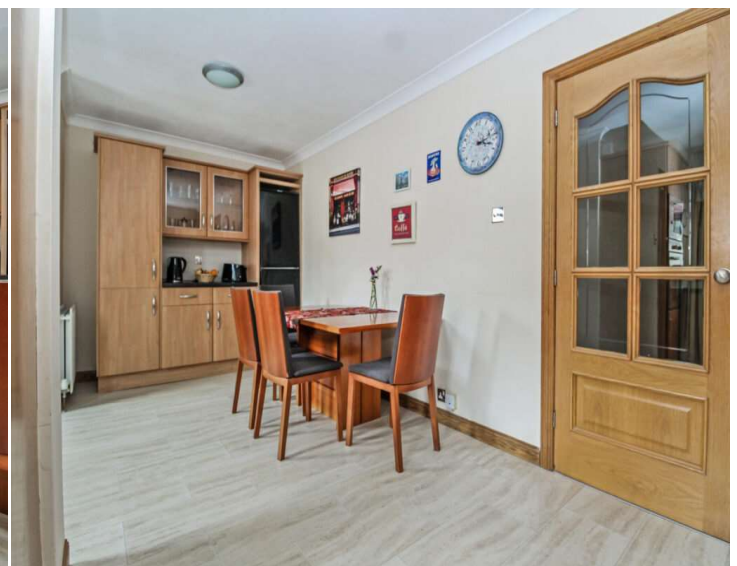
- Local Schools & Amenities Close By
- Gas Heating
- Double Glazed
- Outside Tap

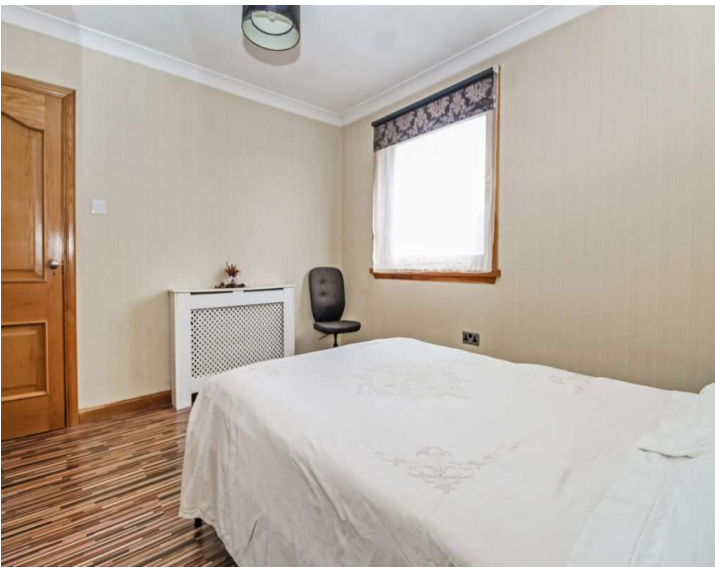
Contact Us

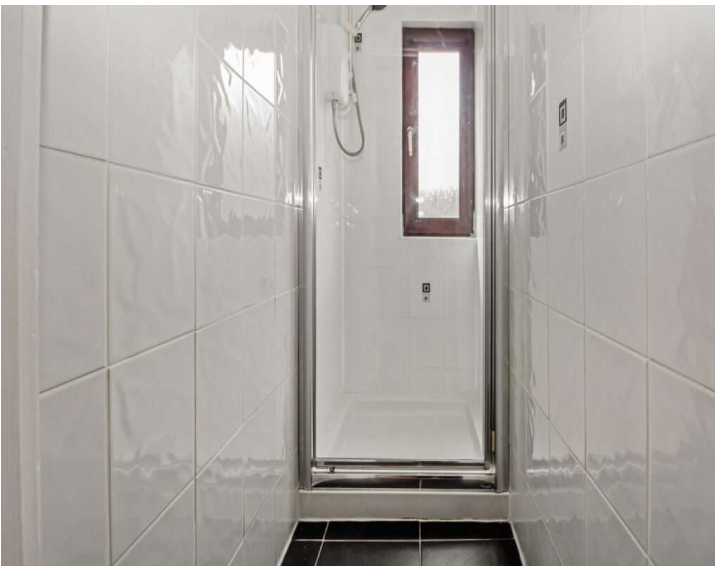
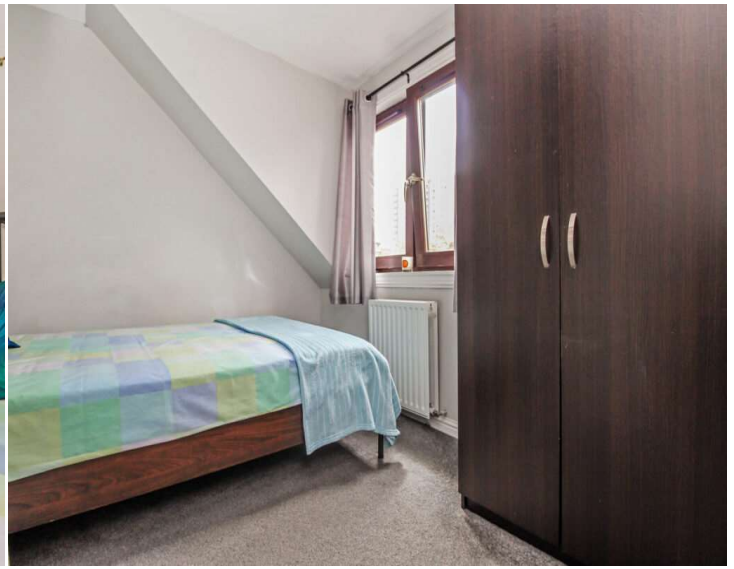
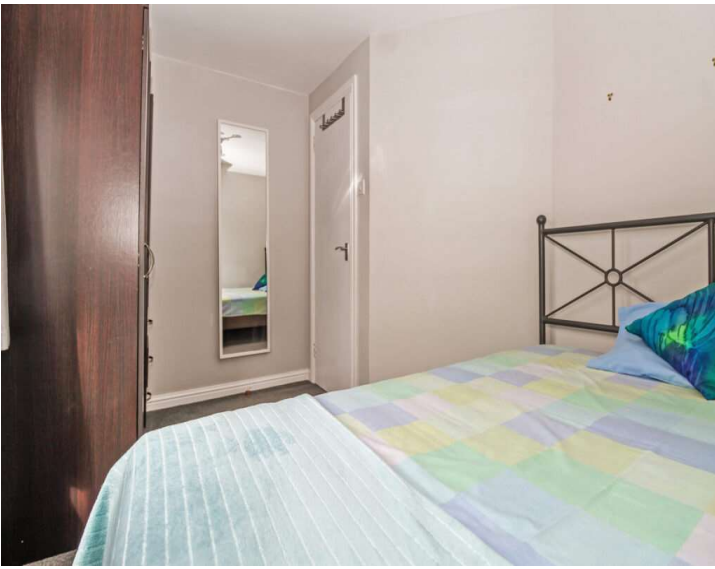
Thistles Estate Agents

T: 0330 1333 403

E: info@thistlesestateagents.co.uk

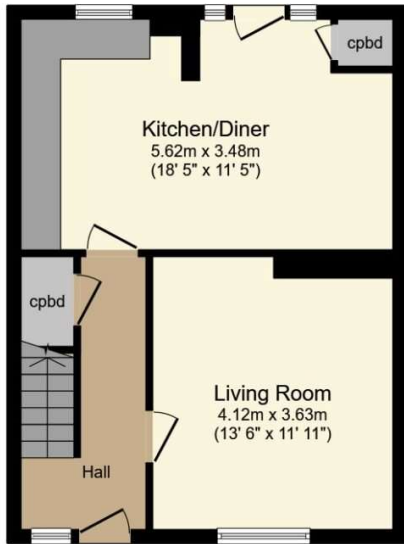






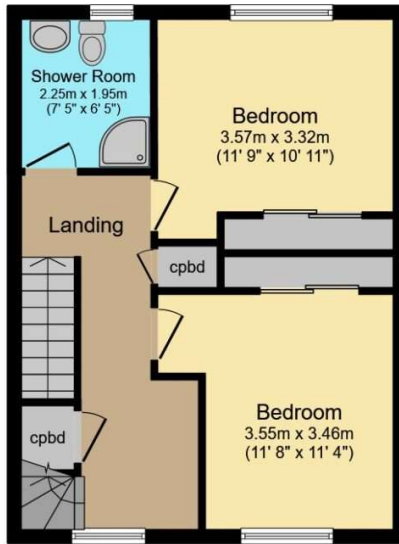
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	



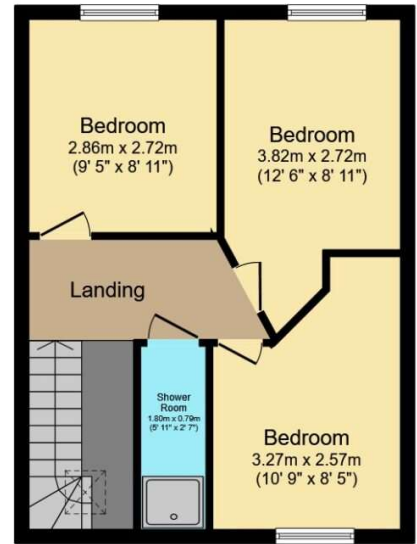
Ground Floor

Floor area 43.3 sq.m. (466 sq.ft.) approx



First Floor

Floor area 43.3 sq.m. (466 sq.ft.) approx



Second Floor

Floor area 43.3 sq.m. (466 sq.ft.) approx

Total floor area 129.8 sq.m. (1,397 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX