



156 Sheddocksley Drive,  
Aberdeen, AB16 6PN

Offers Over £105,000

peterkins





156 Sheddocksley Drive,  
Aberdeen,  
AB16 6PN

Offers Over £105,000

- End-terraced Property on Generous Corner Plot
- Good-sized Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Fully-enclosed Front and Rear Gardens
- On-street Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 47728/1  
EPC: D Tax: B  
Floor Area: 68m2  
Tenure: Ownership

#### Description:

We are pleased to offer For Sale this **two-bedroomed end-terraced property situated on a generous corner plot** on Sheddocksley Drive. The property would benefit from some modernisation, but would present an ideal home for a first-time buyer. The property has been freshly painted throughout and comprises (on the ground floor): hallway, living room and dining kitchen; and (on the upper floor): two double bedrooms and bathroom. Outside, there is a fully enclosed front garden and a paved path leads through a gate to the fully-enclosed rear garden with areas laid to lawn and a recently erected garden fence. Heating is provided by a gas central heating system and all windows are double glazed.

#### Location:

Sheddocksley is located to the north side of the city. The Industrial Estates, Aberdeen Airport and Aberdeen Royal Infirmary are all easily accessed without traveling through the city. Well served by public transport, there are local shops providing for everyday needs and a busy community centre offers a wide variety of leisure activities.

#### Directions:

Heading north on Anderson Drive, turn left onto King's Gate, then take the first right onto Summerhill Road. Continue along until you reach a T-junction with the Lang Stracht. Turn left onto the Lang Stracht and then take the second street on the right onto Springhill Road. Turn left onto Sheddocksley Road then immediate right onto Sheddocksley Drive and continue round to the left. Number 156 is located a short distance along on your left hand side, as indicated by our For Sale sign.

#### The accommodation comprises:

##### Hallway:

The hallway gives access to the kitchen, living room and a staircase with wooden handrail leads to the upper floor accommodation; pendant light fitting; smoke detector; built-in cupboard housing the consumer unit and gas/electric meter; central heating controls; coat hooks; small cupboard under the stairs; central heating boiler; and radiator.

##### Living Room: 5.96m x 3.29m ( 19'5" x 10'7" ) approx. at widest points.

Good-sized living room with space for dining; two three-branch light fittings; smoke detector; double formation window to the front; further window with a rear aspect; coal fire place with ceramic tiled surround and hearth and wooden mantle; and radiator.

##### Kitchen: 3.30m x 3.08m (10'8" x 10'1") approx. at widest points.

Wooden doors lead into the kitchen which is fitted with a good selection of wooden base and wall-mounted units; work surfaces with ceramic tiling to splashback; single sink and drainer; space for white goods; two windows overlooking the rear garden and with built-in extractor fan; glass panelled door also with a rear aspect; two-branch light fitting; and radiator.



#### Upper Landing:

On the half-landing, there is a window with a side aspect; further window on the upper landing; access to two bedrooms and the bathroom; loft hatch; and smoke detector.

#### Bedroom 1: 4.66m x 2.74m (15'2" x 8'9") approx.

Double bedroom with open wardrobe area with clothes hanging rail and shelves; pendant light fitting; two windows to the front of the property; vent; and radiator.

#### Bedroom 2: 3.47m x 2.44m (11'3" x 8') approx.

Further double bedroom with two windows with a rear aspect; pendant light fitting; vent; bunk bed; radiator; and cupboard with ladder-style heated towel rail and shelves.

#### Bathroom:

The fully-tiled bathroom is fitted with a three-piece suite in olive green comprising: bath with electric powered shower over and glass shower screen, wash hand basin and pedestal and W.C.; ceiling light; frosted window; wall-mounted mirror; radiator; and tiled flooring.

#### Outside:

There is a fully-enclosed front garden and a paved path leads through a gate to the fully-enclosed rear garden with areas laid to lawn, a paved path and a recently erected garden fence. There is ample space to install a driveway in the front garden to provide off-street parking, subject to the necessary planning consents. Planning Permission had previously been granted for this by the Aberdeen City Council planning department. The discerning purchaser would be required to make enquiries directly to Aberdeen City Council in this regard.

#### Parking:

Ample on-street parking is available on Sheddocksley Drive

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**peterkins**

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email [propcen@peterkins.com](mailto:propcen@peterkins.com)