



81 Marchburn Drive,  
Aberdeen, AB16 7PP

Fixed Price £110,000  
£10,000 below market value  
(as at 24/11/2025)

**peterkins**



**\*\* £10,000 BELOW MARKET VALUE (AS AT 24/11/2025) \*\***

**81 Marchburn Drive,  
Aberdeen,  
AB16 7PP**

**Fixed Price £110,000**

- End-Terraced Dwellinghouse
- Generously Proportioned Living Room
- Well-Equipped Kitchen
- Three Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Well-Maintained Front & Rear Gardens
- Off-Street Parking

Viewing contact Peterkins  
on (01224) 428100

Ref: 13765/5

EPC: C Tax: B

Floor Area: 90m<sup>2</sup>

Tenure: Ownership

**Description:**

We have the pleasure in offering for sale this **three-bedroom end-terraced dwellinghouse** situated within a popular area of the city. The property is well-presented and offers spacious family accommodation which spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; generously proportioned living room; well-equipped kitchen; shower room. Upper Floor: Three double bedrooms; loft access. Outside there are well-maintained front and rear gardens together with a driveway to the side of the house providing great off-street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

**Location:**

Marchburn Drive lies within a mature residential area to the north of Aberdeen and enjoys an excellent range of local amenities and shops. There is regular public transport available close by making the City Centre easily accessible. A short drive leads you to the main Aberdeen ring road which provides easy commuting to both north and south of the city. It is also a convenient location for those working or study at Aberdeen Royal Hospital complex.

**Directions:**

Travelling north on North Anderson Drive take the first exit off the Provost Rust Drive/Rosehill Drive roundabout onto Provost Rust Drive exit and continue the full length of the road. At the end turn left onto Springhill Road, then left again onto Marchburn Drive. Number 81 is situated on the right hand-side of the road as indicated by our "For Sale" sign.

**The accommodation comprises of:-**

**Hallway:**

A glazed exterior door with glazed side panel gives access to the hallway; a carpeted staircase with handrail leads to the upper floor; electric meter cupboard; radiator; coat hooks; smoke detector; ceiling cornice; halogen spotlight fitting; matwell; laminate flooring; doors to the living room and shower room.

**Living Room: 21'8 x 10'6 (6.61m x 3.20m) approx.**

Generously proportioned living room with a front and side aspect; two windows fitted with vertical blinds; feature fireplace; wall mounted central heating thermostat; radiator; smoke detector; ceiling cornice; two ceiling light fittings; laminate flooring; door leading to the kitchen.

**Kitchen: 10'8 x 8'7 (3.25m x 2.62m) approx.**

Well-equipped kitchen fitted with a good range of grey high gloss base and wall mounted cabinets linked by co-ordinated works surfaces and ceramic wall tiles; breakfast bar; stainless steel sink and drainer with a mixer tap; gas cooker with an extractor hood above; fridge/freezer; washing machine; window overlooking the rear garden fitted with a roller blind; wall mounted central heating controls; radiator; heat detector; ceiling cornice; fluorescent strip light; vinyl flooring; a part glazed uPVC exterior door leads out to the rear garden.



#### Shower Room:

The shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and shower unit complete with a mixer shower and rainfall/handheld fittings; aqua panels around suite; built-in storage cupboard; wall mounted mirror; two corner display shelves; chrome ladder style radiator; frosted window with a built-in extractor fan to the rear of the house fitted with a roller blind; wood panelled ceiling; fluorescent strip light; laminate flooring.

#### Upper Hallway:

Window to the side of the property fitted with a roller blind; radiator on the half landing; hatch to the loft; smoke detector; ceiling cornice; ceiling light fitting; fitted carpet.

#### Bedroom 1: 12'7 x 8'8 (3.83m x 2.64m) approx.

Bright and airy double bedroom with a rear garden aspect; two windows fitted with roller blinds; large built-in wardrobe with sliding mirrored doors; recess; radiator; ceiling cornice; pendant light fitting; fitted carpet.

#### Bedroom 2: 10'6 x 9'2 (3.19m x 2.79m) approx.

Spacious second double bedroom with a window to the front of the house fitted with a roller blind; recess; radiator; ceiling cornice; pendant light fitting; fitted carpet.

#### Bedroom 3: 11'11 x 10'7 (3.62m x 3.22m) approx. at widest points.

Good sized third double bedroom with a front aspect; two windows fitted with roller blinds; built-in wardrobe/cupboard with additional storage above; wall mounted shelf; central heating boiler; radiator; ceiling cornice; fluorescent strip light; laminate flooring.

#### Outside/Parking:

There are well-maintained gardens to the front and rear of the house. The garden shed and rotary dryer will remain. There is also a driveway to the side of the house which provides great off-street parking. **Note:** The gas meter is located at the side of the property.



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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

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