

James Thomson & Son

SOLICITORS & ESTATE AGENTS

42 PROVOST FRASER DRIVE,
ABERDEEN.



ATTRACTIVE 2 x BEDROOM TERRACED VILLA
WITH DRIVEWAY and EV CHARGING POINT

OFFERS IN EXCESS OF £145,000 INVITED



42 PROVOST
FRASER DRIVE,
ABERDEEN

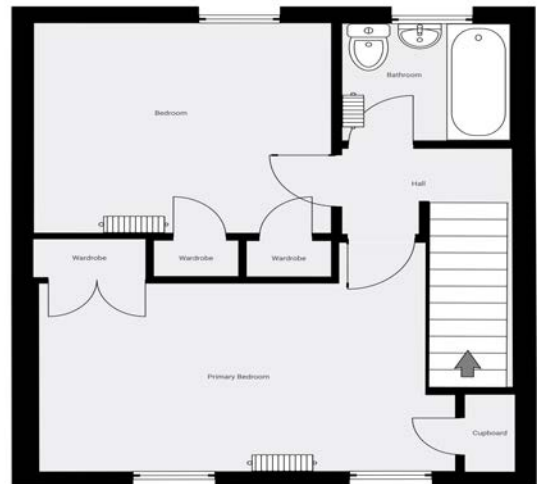




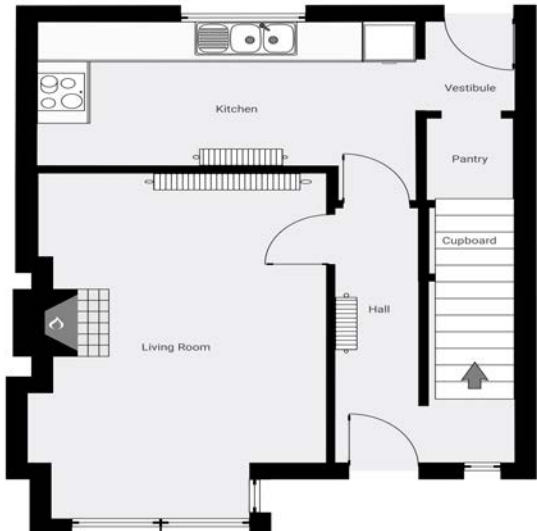
42 PROVOST FRASER DRIVE, ABERDEEN



1st Floor



Ground Floor



This Floor Plan is demonstrative only. James Thomson & Son provides no warranty or guarantee of accuracy of dimensions, locations or measurements contained within this plan and accepts no liability therefor. This plan is copyright of James Thomson & Son and the sale, transfer or distribution to or by anyone without our express written consent is strictly prohibited.

DESCRIPTION

This spacious, attractive and well-presented 2 x Bedroom terraced villa, is located to the northwest of Aberdeen city centre in a pleasant neighbourhood, close to Schools, shops, bus routes, parks and all other local amenities.

The property itself features uPVC double glazing throughout, gas fired central heating, wood burning stove and is offered for sale complete with all fitted carpets, floorcoverings, curtains, blinds, fixtures & fittings.

ACCOMMODATION

All dimensions are at widest points.

HALLWAY: 12'6" x 6'8"
PANTRY: 4' x 3'2"
KITCHEN: 14'2" x 8'9" (NW Corner)
LIVING ROOM: 17'1" x 11'2" (SW Corner)
BEDROOM ONE: 15'7" x 11'3" (SW Corner)
BEDROOM TWO: 11'1" x 10'4" (NW Corner)
BATHROOM: 6'3" x 5'9" (NE Corner)

GARDEN

The rear garden features grass, patio area and a wooden shed.

COUNCIL TAX Band B

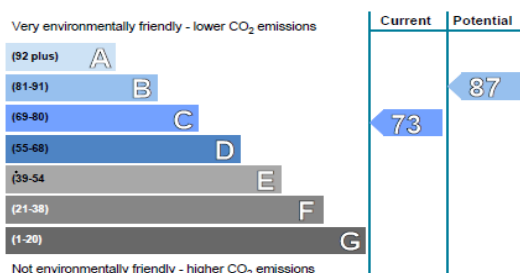
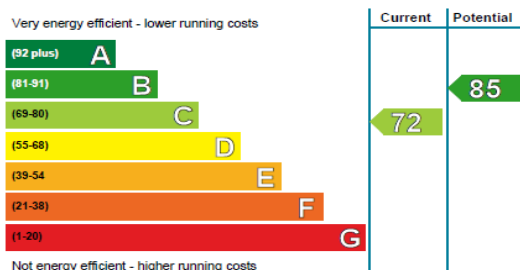
BROADBAND Up to 944Mb/s

HEATING Gas fired central heating.

ENTRY Early entry can be given.

TO VIEW Apply to Selling Agents.

OFFERS In excess of £145,000 are invited.



Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any intending purchasers are required to satisfy themselves as to the accuracy of the same. The copyright for all photographs, descriptions, graphics, floorplans and images belongs to James Thomson & Son and use, transfer or distribution to or by any other party without express written consent is strictly forbidden. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.

JAMES THOMSON & SON,
 Solicitors & Estate Agents,
 51a High Street, Kirkcaldy, KY1 1LJ
 DX KY 10, Kirkcaldy.

T: 01592 268575 F: 01592 642082.

E: property@jamesthomsonandson.com

E: enquiries@jamesthomsonandson.com