

FOR SALE



Ivanhoe Walk, Aberdeen

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Region Of £110,000



Welcome to this well-presented two-bedroom mid-terraced house, ideally located in the popular residential area of Garthdee, Aberdeen. Perfect for first-time buyers, small families, or investors alike, this delightful property offers comfortable living with excellent transport links, local amenities, and access to beautiful riverside walks.

Boasting a bright and spacious layout, the home features a generous lounge, a great fitted kitchen, two well-proportioned bedrooms, and a stylish family bathroom. Outside, the property benefits from a private front and rear garden, providing the ideal space for relaxing or entertaining.

Situated close to Robert Gordon University, local shops, schools, and public transport, this home combines practicality with a peaceful suburban setting- making it a fantastic opportunity not to be missed.

Early viewing is highly recommended to appreciate all this property has to offer.

Garthdee is a tranquil and family-friendly suburb located approximately two miles southwest of Aberdeen's city centre, nestled along the picturesque banks of the River Dee. This residential area seamlessly blends natural beauty with great conveniences, making it a sought-after location for both students and professionals.

Educational and Cultural Significance:

- Local amenities nearby
- Excellent transport links
- Local schools nearby
- Gas central heating
- Private garden
- LARN: 1905074
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		



At the heart of Garthdee lies the Garthdee Campus of Robert Gordon University (RGU), renowned for its state-of-the-art facilities and expansive parkland setting. The campus offers a dynamic learning environment complemented by mature trees and scenic walkways, enhancing the overall educational experience.

Recreational Amenities:

Residents and visitors can enjoy a variety of leisure activities, including:

Garthdee Alpine Sports: A dry ski slope offering skiing and snowboarding lessons suitable for all ages and skill levels.

Inchgarth Community Centre: A vibrant hub providing a range of activities and events for the community, fostering a strong sense of togetherness.

Riverside Walks: The River Dee offers picturesque walking paths, ideal for leisurely strolls and observing local wildlife such as otters, herons, and kingfishers.

Shopping and Amenities:

Garthdee boasts a variety of shopping options,

including the Garthdee Retail Park, which houses major retailers such as Asda, Sainsbury's, B&Q, Currys PC World, and Boots. Within Sainsbury's, you'll also find an Argos store and a café, providing a one-stop shopping experience for residents.

Community Engagement:

The Garthdee Community Council actively contributes to the area's development and well-being, organizing regular meetings and events to foster community spirit and address local concerns.

Aberdeen City Council

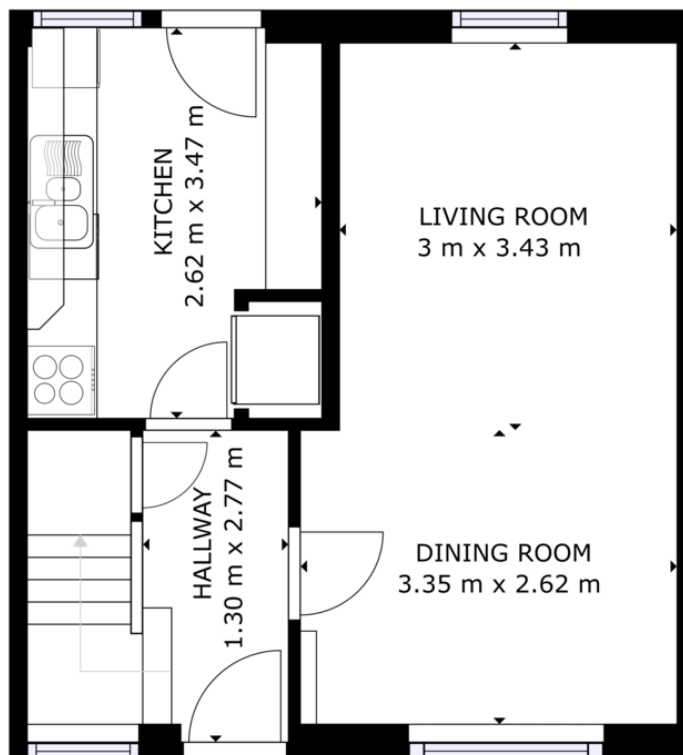
Transportation:

Garthdee benefits from excellent public transport links, ensuring easy access to Aberdeen's city centre and surrounding areas. The area is also well-connected by major roads, facilitating convenient travel for residents and visitors alike.

In summary, Garthdee offers a harmonious blend of serene riverside living, modern amenities, and a strong community ethos, making it an ideal place to live, work, and explore in Aberdeen.

LIVING ROOM This generously sized living area is beautifully decorated in calming blue tones, creating a





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 36.58 m², FLOOR 2: 34.69 m²
TOTAL: 71.27 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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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 for m 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.

