

# 9 Aboyne Gardens

ABERDEEN, AB10 7BW



IMMACULATE 3 BEDROOM END  
TERRACE WITH (HMO) LICENSE



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9 Aboyne Gardens is a substantial end terrace three double bedroom home in a popular residential area of Garthdee, approximately three miles south of Aberdeen city centre and is within easy commuting distance to all areas north and south of the city. This well-proportioned property further benefits from immaculate fresh neutral décor, and floor coverings with full double glazing and gas central heating. It is a fantastic property for a young family and ideally located for a professional couple, student, or as a superb buy-to-let investment with the current HMO license in place. Early viewing is highly recommended.

The property consists of a vestibule with a cupboard, and an entrance hallway leading to all accommodation. There is also a large bright lounge with dual aspect windows, a dining kitchen with multiple wall and base mounted units with contrasting work surfaces, and ample space for integrated and stand-alone appliances.

## The Property







Also, a utility room with access to the rear garden, and a family bathroom with shower over the bath completes the ground floor accommodation.





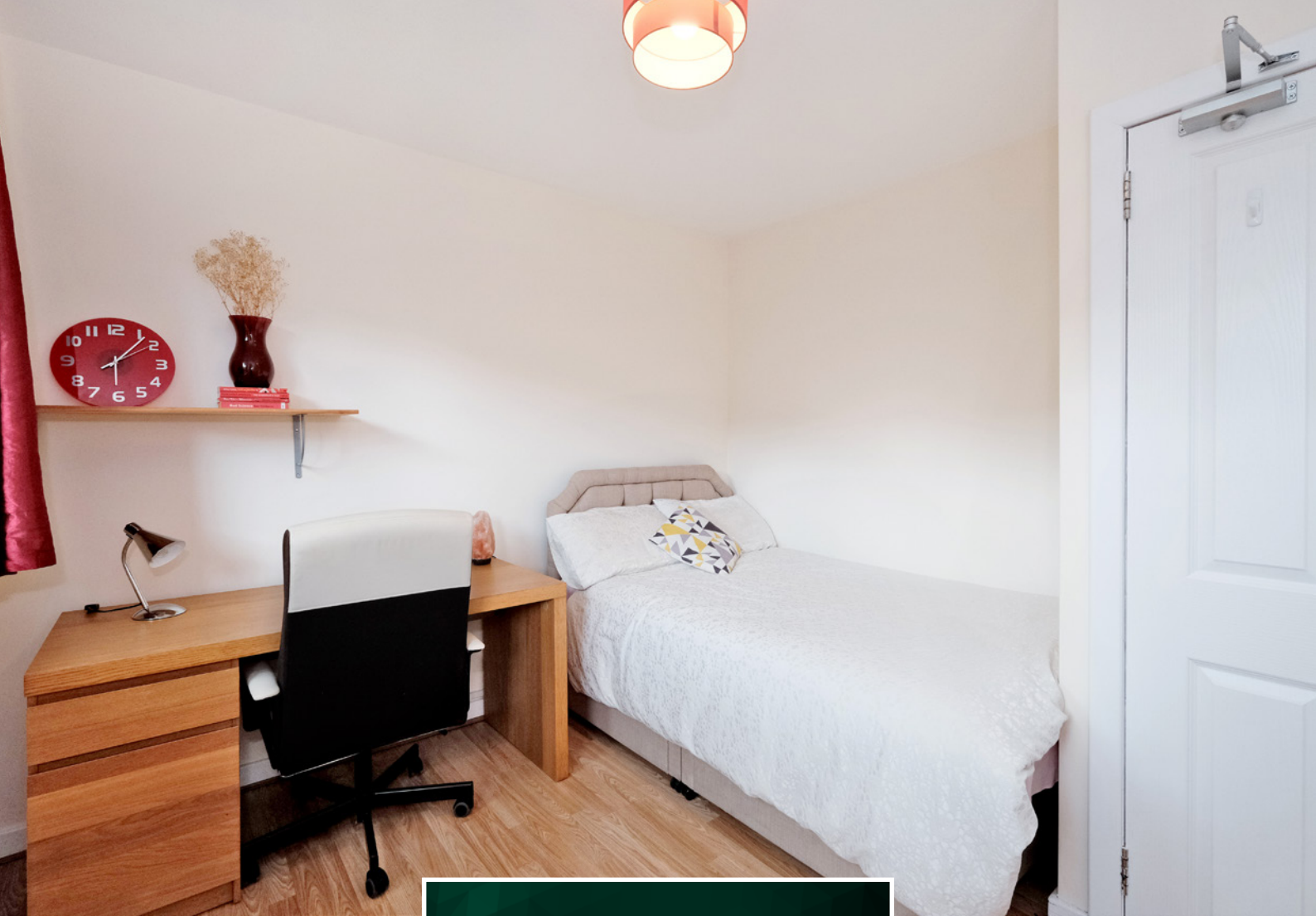
There is a carpeted staircase to the first floor with three double bedrooms. In addition, you have ample storage cupboards throughout the property.





**Bedroom 2**

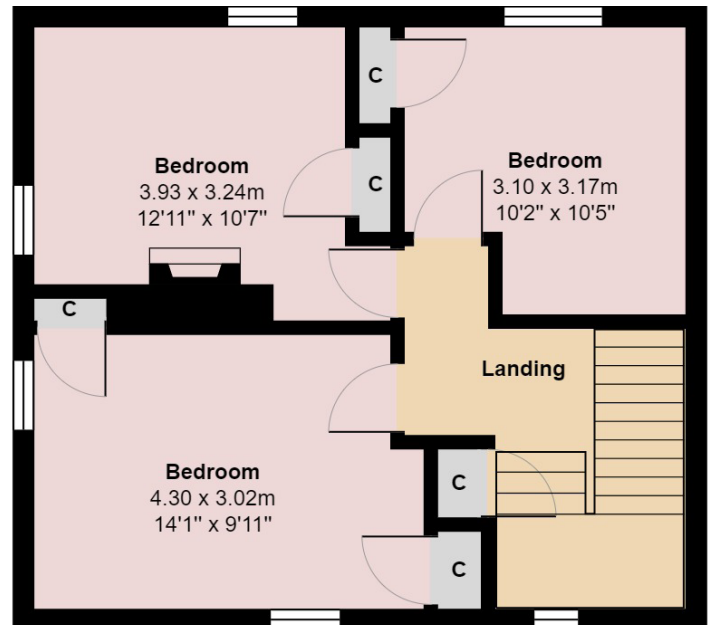
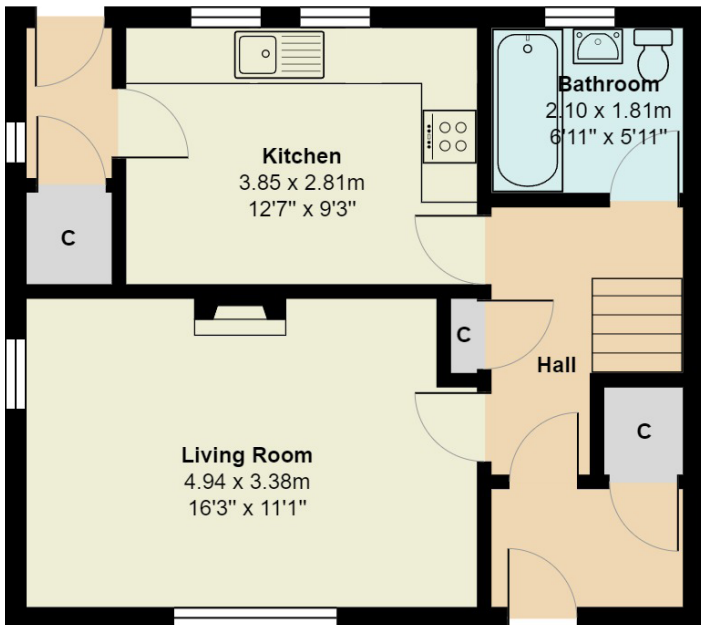




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>

EPC Rating: D

## Floor Plan

On-street parking is available immediately to the front of the property. The extensive garden wraps itself around three sides of the property is laid to lawn with a large perimeter hedge and partial fence, with borders containing various seasonal shrubs and flowers.



A simple gate will make it safe for children and pets alike and the rear garden is quite private and perfect for enjoying the sun, entertaining, and some al-fresco dining. The garden shed and the greenhouse will remain.





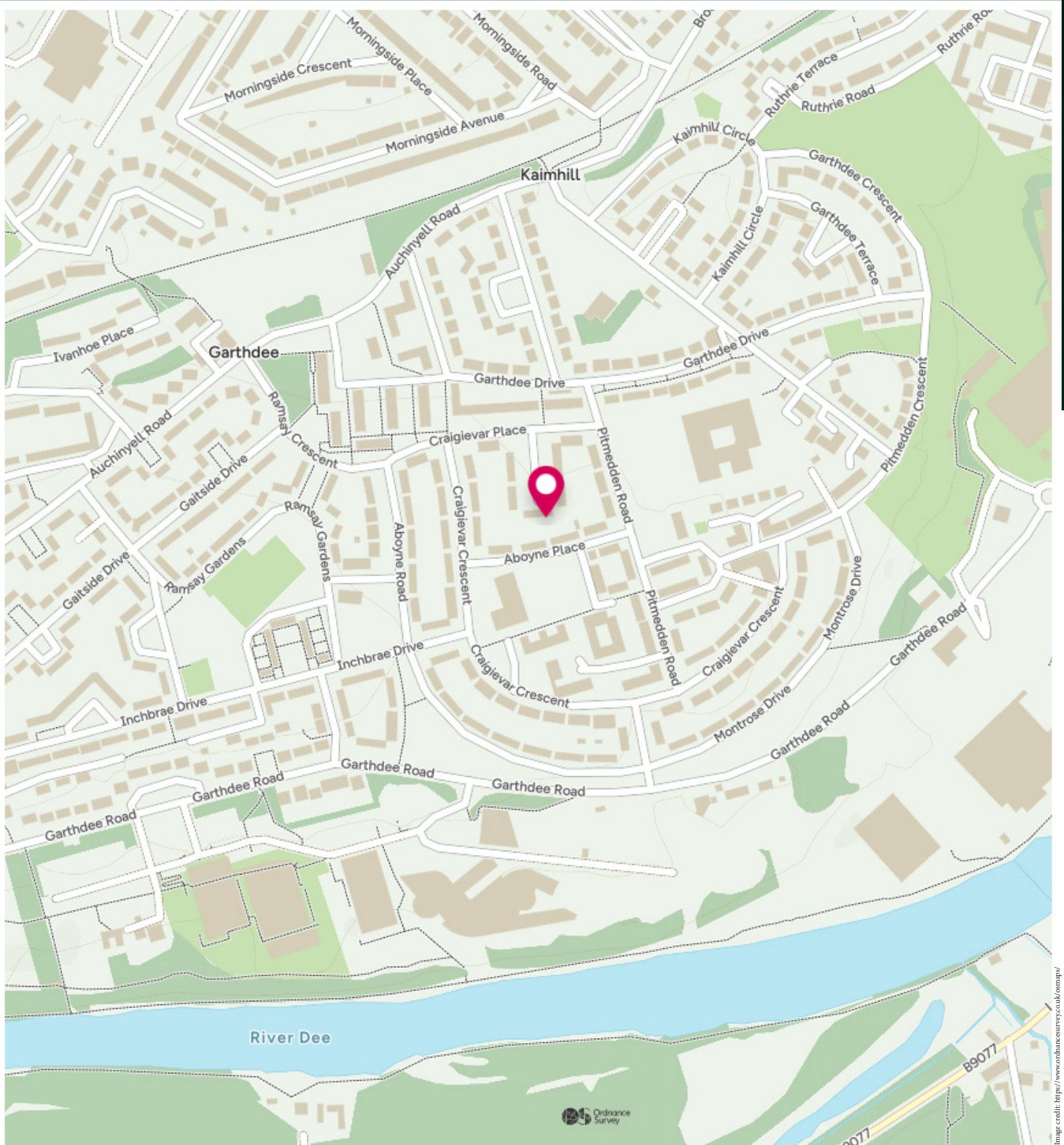
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Situated within the city boundaries in the popular residential suburb of Garthdee and easily commutable to the city centre. The suburb of Garthdee enjoys extensive open parks and landscaped areas with many outdoor activities and pursuits available close by. It also has a fantastic range of community facilities including children's nurseries, a highly regarded primary school, and a secondary school.

There are excellent shopping facilities in and around the area, including several superstores and local shops. The location is well served by regular local transport making it particularly convenient for those commuting to the city centre and there are many main arterial routes close by which are easily accessible, making this an ideal area for commuting to both north and south of the city and the hospital complex at Foresterhill. The RGU University Campus is also within a minutes' walking distance from Kaimhill Primary School. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy.

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## The Location



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