

ON HOLD



The Orchard, Spital Walk, Aberdeen

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers Over £180,000



Charming 3-Bedroom Mid-Terraced Home in The Orchard, Aberdeen

An Ideal Family Home or Investment Opportunity in a Quiet Residential Enclave

Nestled in the peaceful and well-established residential development of The Orchard, this delightful three-bedroom mid-terraced house offers a perfect blend of comfort, practicality, and potential. With its attractive pebbled dashed exterior, front garden, and bright internal layout, the property is ideally suited to families, first-time buyers, or investors seeking a strong rental yield in a sought-after Aberdeen location.

Situated in a quiet cul-de-sac, the home features three well-proportioned bedrooms, a low-maintenance front garden enhanced by a mature tree and gravelled landscaping, and secure entry via a charming white front door. Double-glazed windows throughout provide warmth and efficiency, while the interior offers scope for personal touches to suit individual taste and style.

With local schools, amenities, and convenient transport links nearby, this property represents a fantastic opportunity to settle in a desirable Aberdeen community, whilst its convenience for Aberdeen university makes it an ideal home for those working or studying there. Alternatively, it would make a rewarding addition to a rental portfolio.

Tucked away just off Spital Walk, The Orchard is a discreet and desirable residential pocket in the heart of Old Aberdeen, one of the city's most historically rich and architecturally charming neighbourhoods. Set

- Suitable family home
- Excellent public transport links
- Close proximity to city centre
- Ideal investment opportunity
- Wide variety of restaurant options
- LARN1905074
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		



within the AB24 3HN postcode, this location offers a rare blend of quiet village-like surroundings with immediate access to the cultural, educational, and commercial hubs of the city. Residents enjoy a peaceful setting surrounded by mature greenery and pedestrian-friendly lanes, all within walking distance of the University of Aberdeen, King's College, and the Sir Duncan Rice Library. The area is particularly popular with academics, professionals, and students due to its close proximity to the university and associated institutions. Local amenities are abundant, with nearby supermarkets, cafes, independent shops, and medical centres all easily accessible. The city centre, Aberdeen Beach, and Seaton Park are just minutes away on foot, while excellent public transport links and cycle paths make getting around the city straightforward and convenient. With its strong sense of community, historic charm, and unbeatable location, The Orchard at Spital Walk is an ideal choice for those seeking a peaceful home base with everything Aberdeen has to offer right on the doorstep.

VESTIBULE & WC Stepping into the property there is a convenient vestibule for hanging coats and off which there is a downstairs toilet. This handy ground floor facility is perfect for guests or busy households. The



space is compact yet functional, featuring a traditional white toilet with a wooden seat and lid, complemented by a wall-mounted radiator for comfort. The neutral wall décor provides a clean and simple aesthetic, while the black tile-effect flooring adds a touch of contrast.

LIVING ROOM From the vestibule you enter an open plan living room that sets the tone for the rest of the home. The space features warm wood-effect flooring underfoot and neutral tones on the walls, offering a versatile backdrop ready for personal touches. A carpeted staircase with traditional white balustrades leads to the upper floor. To the side, there's ample space for storage furniture, such as the chest of drawers and shoe rack currently in place, while direct access is provided to the kitchen/dining area and utility space through adjoining doors. The generously sized living room is a bright and welcoming space, ideal for both relaxing and entertaining. Large twin windows at the front of the property allow plenty of natural light to fill the room, creating a warm and airy atmosphere throughout the day. The room is laid with attractive wood-effect laminate flooring, which adds a sense of cohesion and practicality to the space.

The current layout comfortably accommodates a full suite of leather sofas and armchairs, demonstrating the room's excellent proportions. Neutral walls provide a versatile backdrop, while decorative touches such as the gold-framed mirror and vintage wall art lead



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