

**FOR SALE**



**Heathryfold Drive, Aberdeen**

**2 Bedrooms, 1 Bathroom, Semi Detached House**



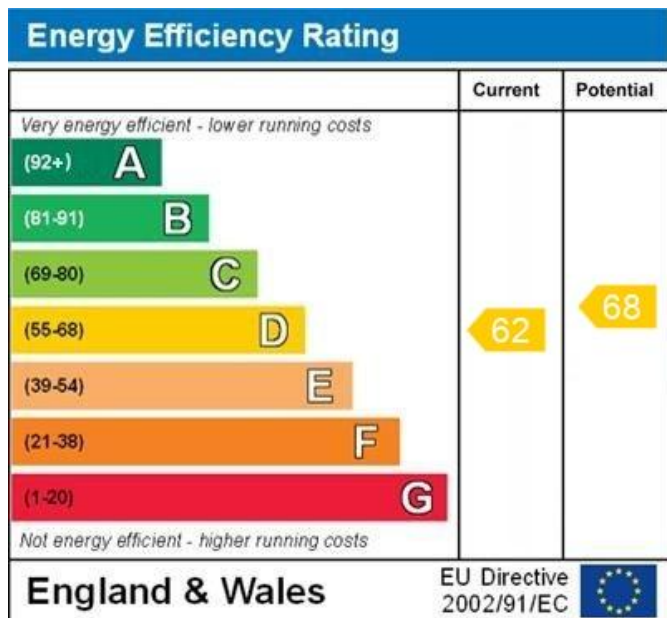
- Video walk-through - Click on link above
- Ideal for First Time Buyer opportunity
- Ideal Investment Opportunity
- Gas Central Heating
- Double Glazing
- Enclosed Garden
- LARN: 1905074

HEAD ON DOWN TO HEATHRYFOLD DRIVE! CLICK ON VIRTUAL TOUR! This two-bedroom end-terrace home offers an excellent opportunity for buyers looking to put their own stamp on a property. Located in Mastrick/Northfield, the property is close to local shops, schools, and bus routes, providing convenient access to the city centre and surrounding areas. This home would suit first-time buyers or landlords looking for a solid rental investment.

Mastrick and Northfield are established residential areas in the north-west of Aberdeen, known for their strong sense of community and practical location. The area offers easy access to both the city centre and the countryside, with excellent bus links, nearby supermarkets, and a range of schools within walking distance. There are also parks, sports facilities, and local shops just a short stroll away, making it a convenient base for day-to-day living.

Local Amenities Include :

- Mastrick Shopping Centre with Co-op, pharmacy, and takeaway options
- Primary schools including Quarryhill, Heathryburn, and Bramble Brae
- Northfield Academy
- Community centres and sports facilities







**KITCHEN** The newly fitted kitchen is bright and well presented, finished in a modern and practical style. Fitted with a range of contemporary wall and base units, it offers excellent storage and generous worktop space. Integrated and freestanding appliance space is thoughtfully laid out, making the room both functional and efficient for everyday use.

**LIVING ROOM** The living room is a bright and welcoming space, benefiting from a dual-aspect layout with both front- and rear-facing windows that allow an abundance of natural light throughout the day. Finished in a neutral décor, the room offers a clean and modern feel, complemented by newly fitted carpets that enhance comfort. The unfurnished layout provides excellent flexibility for buyers to personalise the space to suit their own style, making it an ideal setting for both everyday living and entertaining.

**BEDROOM ONE** This well-proportioned bedroom is finished in neutral tones, creating a bright and versatile space suitable for a range of furnishing styles. The room would comfortably accommodate a bed and freestanding furniture, making it ideal as a main bedroom, child's room, or guest accommodation. It features newly carpeted flooring. The large windows allow for excellent natural light.

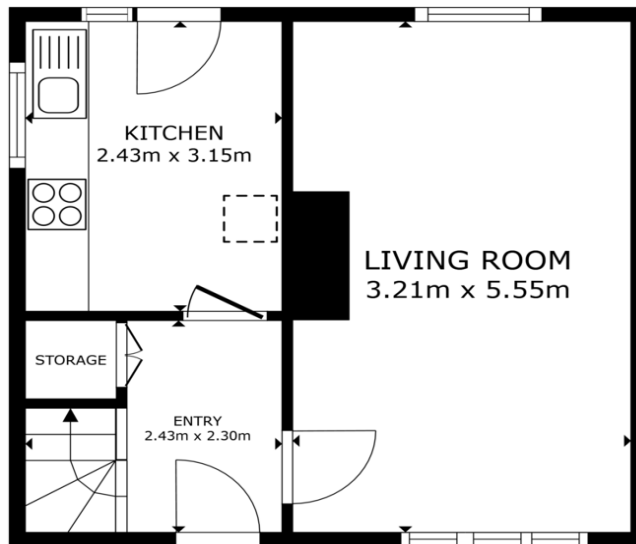


**BEDROOM TWO** The second bedroom is a well-proportioned and versatile space, finished in a neutral décor that creates a bright and inviting atmosphere. Newly fitted carpets add a fresh and comfortable feel, while the unfurnished layout allows prospective buyers the flexibility to personalise the room to suit their needs. Ideal for use as a guest bedroom, home office, or additional living space, this room offers excellent adaptability within the home.

**SHOWER ROOM** A newly fitted, modern shower room, finished to a high standard. The room is fitted with a contemporary walk-in shower enclosure featuring a sleek glass screen and modern shower fittings. A stylish vanity unit incorporates a wash hand basin, providing useful storage while maintaining a clean, streamlined appearance.

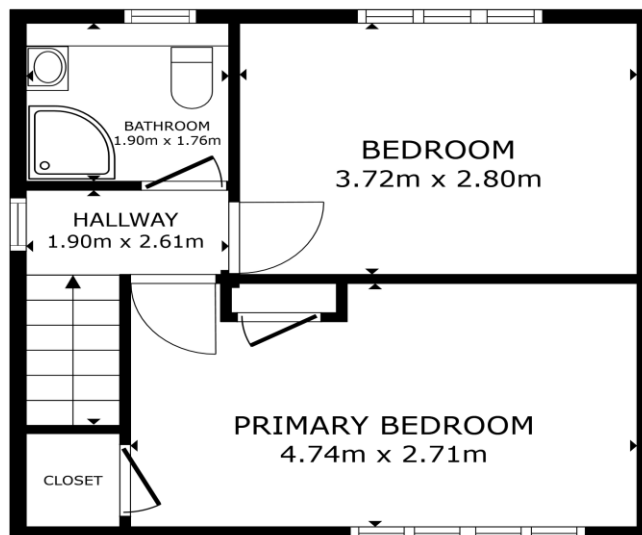
**GARDEN** This well-presented outdoor space is ideal for a range of practical and lifestyle uses. The property benefits from a substantial paved area, providing excellent access and versatility, alongside a neatly maintained enclosed garden that enjoys a pleasant open aspect. To the rear there is a shed which offers valuable storage or potential workspace, complemented by secure boundary fencing and established greenery that enhances privacy.





FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 31.9 m<sup>2</sup> FLOOR 2 32.1 m<sup>2</sup>  
TOTAL : 64.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 31.9 m<sup>2</sup> FLOOR 2 32.1 m<sup>2</sup>  
TOTAL : 64.0 m<sup>2</sup>  
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 form 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.