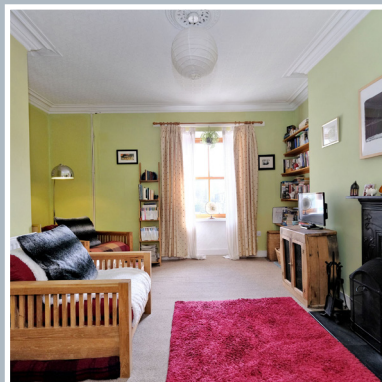




# 4 Pilot Square

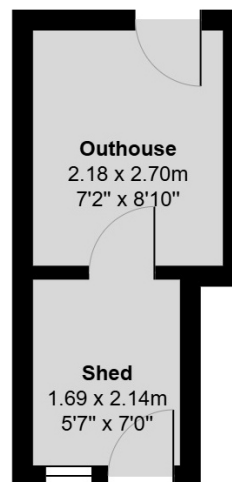
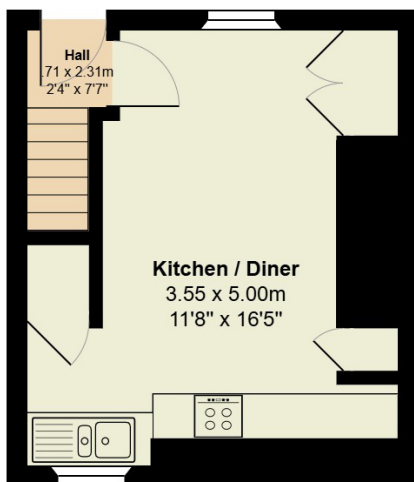
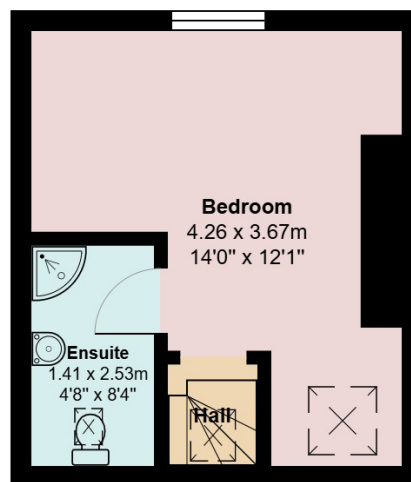
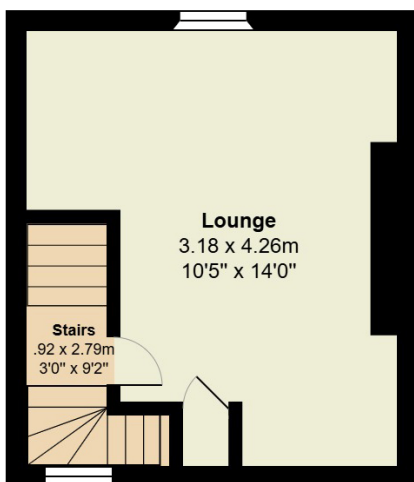
Footdee, Aberdeen AB11 5DS



We are delighted to present to the market this charming one bedroom mid terraced dwelling house, located within the historic fishing village of Footdee, known locally as "Fittie." Providing versatile living accommodation across three floors and boasting views across to the North Pier, this delightful property beautifully combines both contemporary and modern influences.

The main door leads into the welcoming entrance hall where a decorative panelled door leads into the charming dining kitchen. The spacious lounge provides views over the square and includes a decorative cast iron fireplace. The bright and airy second floor includes a versatile living area currently used as a double bedroom and home office with views towards the North Pier. The striking shower room completes the accommodation.

- Gas Central Heating
- Double Glazing
- Mains Water and Drainage
- Mid Terraced Property
- Views to the North Pier
- Exclusive Outbuilding
- Thriving Local Community
- On Street Parking



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

**Council Tax**  
Band C

**EPC**  
Band D

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

## OUR services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine



www.carbonbalancedpaper.com

produced by xci.com | 01224 878799