



**11 Fifeshill Place, Aberdeen, Aberdeenshire,  
AB15 8JG**

### Property Features

- We are delighted to present to the market this immaculate three-bedroom semi-detached house, located on a quiet street in Countesswells, to the west of Aberdeen city. The property benefits from gas central heating, full double glazing, and integrated roof solar panels for increased energy efficiency.

### Property Summary

The accommodation comprises a welcoming entrance vestibule with a neat guest WC, and a bright, spacious front-facing lounge with large windows allowing natural light to fill the room, along with a generous storage cupboard. To the rear, there is a spacious dining kitchen fitted with a range of wall and base units and integrated appliances. The kitchen overlooks the private rear garden, with French doors providing direct access—perfect for summer entertaining. On the upper level, there is a generous master bedroom with built-in wardrobes

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On the upper level, there is a generous master bedroom with built-in wardrobes and an en-suite shower room, a second double bedroom with floor-to-ceiling windows, and a single bedroom which would make an ideal home office for remote working. A family bathroom, fitted with a white three-piece suite and over-bath shower, completes the layout.

**(Ground Floor)**

Lounge: 5.03m x 3.54m (16'6" x 11'7") approx.

Kitchen/Dining Room: 3.43m x 4.87m (11'3" x 16') approx.

WC: 1.82m x 1.18m (6' x 3'10") approx.

**(First Floor)**

Master Bedroom: 2.79m x 2.97m (9'2" x 9'9") approx.

Ensuite Shower room: 1.77m x 2.44m (5'10" x 8') approx.

Bedroom 2: 3.29m x 2.56m (10'10" x 8'5") approx.

Bedroom 3: 2.92m x 2.20m (9'7" x 7'3") approx.

Bathroom: 2.28m x 1.71m (7'6" x 5'7") approx.

**(Outside)**

The property offers excellent off-street parking to the front and an enclosed rear garden, ideal for families with young children or pets. Common areas, including parks and green spaces, are maintained by James Gibb Factors for a nominal monthly fee of approximately £8.

## Map

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