

70 Bonnyview Drive
Aberdeen AB16 7FW

Offers Over £60,000

peterkins













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- Spacious top floor flat
- Living room
- Kitchen
- Double bedroom
- Bathroom with an over bath shower
- Storage loft
- Gas central heating
- Double glazing
- Intruder alarm
- Communal garden

Viewing contact Peterkins
(01224) 428100

Ref: 43959/1

EPC: C

description:
We are delighted to offer for sale this extremely spacious top floor flat which forms part of a well maintained block consisting of six properties. The property boasts spacious accommodation with excellent storage space in the hall. The generously proportioned accommodation comprises: entrance and staircase to the upper floors; hall; living room open to the kitchen; double bedroom; modern bathroom complete with an over bath shower; storage loft. Outside there is a shared garden. Heating is provided by a gas central heating system, all windows are double glazed and, in addition the flat has an intruder alarm. The white goods, fitted flooring, light fittings and blinds will be included in the sale.

location:
Bonnyview Drive lies within the Heathryfold area of Aberdeen which enjoys an excellent range of local amenities and shops. Regular public transport is available making Aberdeen City centre easily accessible. A short drive leads you to the main Aberdeen ring road which provide easy commuting to both north and south of the city. It is also a convenient location for those working or study at Aberdeen Royal Hospital complex.

directions:
Traveling north on Anderson Drive continue through the traffic lights at the crossroads with Lang Stracht/Westburn Road. Continue straight through the first roundabout and take a left turn at the second roundabout onto Provost Rust Drive. Thereafter continue along Provost Rust Drive and take a right turn into Bonnyview Drive. Number 70 is situated on the right as indicated by our for sale sign.

entrance:
The entrance and staircase to the upper floors is accessed via a security entry system. Located within the communal hallway is a convenient drying room.

hall:
Deep storage cupboard also houses the central heating boiler; further storage cupboard; security entry handset; wall mounted alarm pad; meter cupboard; laminate flooring; radiator.

living room:
5.23mx3.12m Large living room with a triple formation window with leaded glass detail situated to the front of the flat; wall lights; spotlight fitting; wood lined ceiling; laminate flooring; radiator. Note: The television will be included in the sale.

kitchen:
3.10mx2.05m The kitchen is open to the living room and has a rear aspect with views towards the sea; base and wall units are linked by coordinated work surfaces and splash back tiling; ceramic hob; cooker hood; built in oven; breakfast bar; sink and drainer with a mixer tap; ceiling lights; laminate flooring; radiator. Note: The washing machine, dishwasher and tumble dryer will be included in the sale.





bedroom:

3.90mx3m Well appointed double bedroom with a front aspect; window with leaded glass detail; light fitting; laminate flooring; radiator.

bathroom:

Modern bathroom fitted with a white suite comprising: W.C; wash hand basin set into a vanity unit; shaped bath; glass shower screen; over bath electric shower; tiled walls; window to the rear of the flat; ceiling light; vinyl flooring; chrome ladder style radiator.

loft:

The extensive storage loft is accessed from the hall via a pull-down ladder.

garden:

Shared garden area.

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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