



23 Dee Village, Millburn Street,
Aberdeen, AB11 6LG

Offers Over £125,000

peterkins



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- Second Floor Flat Within a Modern Development
- Excellent “First Time Buy” or Buy-To-Let Opportunity
- Spacious Living Room
- Dining Kitchen with Appliances
- Two Double Bedroom with Built-In Wardrobes
- Modern Bathroom with an Over Bath Mixer Shower
- Gas Central Heating
- Double Glazing
- Access to Resident’s Gym
- Well Maintained Communal Garden Grounds
- Secure Car Park with an Allocated Space & Visitor’s Parking

Viewing contact Peterkins
(01224) 428100

Ref: 46791/1
EPC: B

Description:

Early viewing is highly recommended to appreciate the spacious interior of this wonderful **two bedroomed second floor flat** which forms part of a modern development within walking distance of the City Centre. The property is presented in good condition and offers a fantastic first time buy or buy-to-let opportunity. The accommodation comprises of: Entrance hallway with large built-in cupboard; generously proportioned living room; dining kitchen with appliances; two double bedrooms with built-in wardrobes; modern bathroom with an over bath mixer shower. Outside there are landscaped communal gardens and a secure car park with an allocated parking space together with visitor’s parking. In addition, the development has a shared gymnasium. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Dee Village is perfectly located to enjoy the wealth of amenities available within the City Centre and Ferryhill area, which include a variety of retail outlets, a wide choice of reputable restaurants, fashionable wine bars, multi-plex cinemas, and private fitness clubs. The Mall at Union Square, railway station, and bus depot offering excellent transport links, are all within a short walk of the property, whilst the open spaces at Duthie Park and its acclaimed Winter Gardens are also within easy reach.

Directions:

Travelling west on Union Street turn left at the Music Hall onto Crown Street. Continue down and at the second set of traffic lights turn left onto Millburn Street and the development is on the left.

Entrance:

The well maintained shared entrance is accessed via a security door entry system; electric meter cupboard located outside the flat.

Hallway:

A hardwood exterior door gives access to the welcoming hallway; large built-in storage cupboard housing the gas meter; wall mounted security entry handset; central heating thermostat; radiator; smoke detector; ceiling light fitting; fitted carpet.

Living Room: 14’5 x 11’2 (4.40m x 3.40m) approx.

Generously proportioned living room with a large double window fitted with “Venetian” blinds overlooking the rear communal gardens; television and telephone points; fibre terminal; floating shelf; smoke detector; three branch ceiling light fitting.

Dining Kitchen: 10’9 x 9’7 (3.28m x 2.92m) approx.

Well equipped dining kitchen fitted with beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; gas cooker; fridge/freezer; washing machine; wall mounted cabinet housing the central heating boiler; ample space for a dining table and chairs; window to the rear of the flat fitted with “Venetian” blinds; wall mounted central heating controls; heat and CO detectors; extractor fan; vinyl flooring.



Bedroom 1: 11'9 x 10'3 (3.59m x 3.12m) approx.

Spacious double bedroom with a dual window to the front of the property fitted with "Venetian" blinds; built-in wardrobe with sliding mirrored doors; television and telephone points; pendant light fitting; fitted carpet.

Bedroom 2: 11'8 x 8'0 (3.55m x 2.44m) approx.

Good sized second double bedroom again with a front aspect; window fitted with "Venetian" blinds; built-in wardrobe with sliding mirrored doors; telephone point; radiator; pendant light fitting; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin and pedestal and bath complete with an overhead mixer shower; glass shower screen and shower curtain; ceramic wall tiles around suite; shaver point; radiator; extractor fan; downlighters; vinyl flooring.

Outside:

There are well maintained landscaped mutual areas accessed via a barrier entry system and a communal refuse storage area.

A formal factoring agreement is in place for the upkeep of the building and the development of which the property forms part. There is also a private resident's gymnasium located in the basement of the development.

Parking:

Allocated parking together with visitor's parking are available within the secure car park.

Please note that some rooms have been virtually staged to show the potential layout. The furniture is computer generated however all rooms images are actual photographs.



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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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Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com