



57F Menzies Road  
Aberdeen AB11 9AS

OFFERS AROUND £56,000

**peterkins**



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- Well presented top floor flat
- Living room
- Dining kitchen
- Double bedroom
- Bathroom with an over bath shower
- Security entry system
- Electric heating
- Double glazing
- Shared rear garden
- On street parking

Viewing contacts  
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(01224) 428100

Ref: 35351/5

EPC: D

**description:**

We are delighted to offer for sale this lovely bright top floor flat which enjoys a good position in a mature residential location. The building is protected by a security entry system which gives access to the well maintained entrance and staircase to the upper floors. The accommodation comprises: hall; living room with a bay window; dining kitchen; double bedroom; bathroom with an over bath shower. Outside there is an extensive garden at the rear of the building and a private storage shed. Heating is provided by electric heaters and all windows are double glazed. The white goods, fitted flooring, light fittings and blinds will be included in the sale. In addition, certain items of furniture will be included in the sale.

**location:**

Menzies Road is situated in the thriving community of Torry, which is separated from the heart of Aberdeen by the River Dee. There is a choice of Primary Schools and Secondary education. A wide range of shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport.

**directions:**

From the Union Street, turn right into Market Street and continue travelling south for some distance crossing Victoria Bridge into Torry, Take the second exit on the right into Menzies Road and the property is located along on the left hand side of the road.

**entrance:**

The well maintained entrance and staircase to the upper floors is accessed via a security entry system. Shared cupboard on the landing.

**hall:**

Exterior door leads to the welcoming hall with access to all rooms; wall mounted meter cupboard and security entry handset; ceiling light; electric heater; laminate flooring.

**living room:**

4.05m x 4.02m Lovely spacious living room featuring a bay window to the front of the property; shelved recess; spotlight fitting; laminate flooring; electric heater.

Note: The sofa, TV unit and coffee table will be included in the sale.

**dining kitchen:**

4.04m x 3.12m Large well equipped dining kitchen overlooking the garden and fitted with a range of base and wall mounted cabinets linked by work surfaces and splash back tiling; stainless steel sink and drainer with a mixer tap; recessed storage area also houses the hot water tank; double window to the rear of the flat; spotlight fitting; laminate flooring; panel heater.

Note: The washing machine, cooker and fridge/freezer will be included in the sale.



**bedroom:**

3.96m x 2.22m The well appointed double bedroom enjoys a front aspect; tall window fitted with a roller blind; pendant light fitting; laminate flooring; wall heater.

**bathroom:**

Attractive bathroom fitted with a white three piece suite complete with an over bath 'Mira' power shower and a shower curtain; wall tiles behind bath, W.C. and wash hand basin which is set into a vanity unit; spotlight fitting; laminate flooring; chrome ladder style heater.

**outside:**

There is an extensive and enclosed rear garden and an exclusive shed. Free on-street parking in front of the property.



Do you want the best mortgage for you?

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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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