



207C Westburn Road,  
Aberdeen, AB25 2QF

Offers over £140,000  
£5,000 BELOW VALUE, AS AT 15.01.1025

**peterkins**





207C Westburn Road,  
Aberdeen,  
AB25 2QF

Offers over £140,000  
£5,000 BELOW VALUE,  
AS AT 14.01.2025

- Spacious Top Floor Flat
- Open Plan Living/Dining Room & Breakfast Kitchen
- Two Double Bedrooms with Built-In Wardrobes
- Modern Bathroom with an Over Bath Shower
- Storage Loft
- Gas Central Heating
- Double Glazing
- Security Entry System
- Exclusive Area of Garden
- Allocated Parking Space Within Resident's Car Park

Viewing contact Peterkins  
On (01224) 428100

Ref: 39611/ 82

EPC: C

**Description:**

Early viewing is highly recommended to appreciate the interior of this **two bed roomed top floor flat** which forms part of a modern development with its common areas protected by a security entry system. Presented in excellent condition, the flat boasts generously proportioned accommodation comprising of: Vestibule; hallway; open plan living/dining room with breakfast kitchen; two double bedrooms with built-in wardrobes; modern bathroom with an over bath shower; storage loft. Outside there is an exclusive area of garden to the rear of the property and an allocated parking space within the resident's car park. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, certain white goods and light fittings will be included in the sale.

**Location:**

Westburn Road lies just off Rosemount which boasts a variety of specialist shops together with a range of pubs, restaurants and convenience stores. It is also conveniently placed for access to the hospital complexes at Foresterhill and Cornhill. The City Centre is within walking distance, as are both the Victoria and Westburn Parks. Public transport is close at hand providing links to other areas of the city.

**Directions:**

From the west end of Union Street, exit onto Rose Street and at the traffic lights, continue onto Esslemont Avenue. Follow the road to the T-junction and turn left onto Rosemount Place, turning left at the last set of traffic lights onto Rosemount Place. Travel to the second set of traffic lights and turn right onto Argyll Place and at the following set of traffic lights turn left onto Westburn Road. Number 207C is situated a short distance along on the left as indicated by our "For Sale" sign.

**Entrance:**

The well maintained entrance is accessed via a security entry system and has a staircase leading to all floors.

**Vestibule:**

A hardwood exterior door gives access to the vestibule; large built-in storage cupboard housing the gas meter; ceiling light fitting; laminate flooring; a part glazed door leads to the hallway.

**Hallway:**

The centrally positioned hallway has all accommodation leading of; built-in storage cupboard; hatch to the floored loft; wall mounted door entry handset; radiator; multi-sensor detector; ceiling light fitting; laminate flooring; glazed door and side panel leads to the living room.

**Open Plan Living/Dining Room & Breakfast Kitchen: 19'11 x 16'5 (6.06m x 5.01m) approx.**

The well appointed living/dining area has three windows to the front of the property which allows an abundance of natural light flow into the room; two radiators; pendant light fitting; laminate flooring.

The well equipped kitchen is fitted with a great range of base and wall mounted cabinets linked by co-ordinated work surfaces and stainless steel splashbacks; separate kitchen island with breakfast bar; stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel chimney style cooker hood extractor; integrated fridge/freezer and dishwasher; plumbed for a washing machine; wall cabinet housing the central heating boiler; multi sensor detector; downlighters; laminate flooring.



**Bedroom 1:** 11'10 x 9'7 (3.60m x 2.92m) approx.

Spacious double bedroom with a south facing aspect to the rear of the building; built-in wardrobe with sliding mirrored doors providing good hanging and storage facilities; floating shelf; radiator; pendant light fitting; fitted carpet.

**Bedroom 2:** 11'10 x 9'6 (3.60m x 2.89m) approx.

Bright and airy second double bedroom again with a south facing aspect; window to the rear of the property; built-in wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

**Bathroom:**

Modern bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with an over bath electric shower and glass shower screen; ceramic wall tiles around suite; wall mounted mirror; chrome ladder style radiator; extractor fan; downlighters; laminate flooring.

**Outside:**

There is a small exclusive area of garden to the rear of the building which is laid to grass providing a great outdoor area to sit out and enjoy the summer months.

**Parking:**

There is an allocated parking space within the resident's car park.

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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.

**peterkins**

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