



46 Summerfield Terrace, GFL,  
Aberdeen, AB24 5JD

Offers Over £62,000

**peterkins**





## 46 Summerfield Terrace, GFL, Aberdeen, AB24 5JD

### Offers Over £62,000

- Immaculate Ground Floor Flat
- In a “Ready to Move Into Condition”
- Open Plan Living Room & Kitchen
- One Double Bedroom with Built-in Wardrobes
- Modern Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Well Maintained Shared Rear Garden
- On Street Permit Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 46456/1

EPC: Band C

#### Description:

We are delighted to offer for sale this wonderful **ground floor flat** which forms part of a granite building with its common areas protected by a security entry system. The flat is presented in an immaculate “ready to move into” condition and boasts neutral décor complimented by quality flooring, blinds and fixtures/fittings. The accommodation comprises of: Hallway; open living room/kitchen; one double bedroom with built-in wardrobes; modern bathroom with an over bath shower. Outside there is on street permit parking (residents can apply for a permit from Aberdeen City Council), an exclusive area of garden to the front of the property and a shared garden to the rear. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, certain white goods and blinds will be included in the sale.

#### Location:

Summerfield Terrace is conveniently located to take full advantage of the city's amenities, particularly those at the Beach Esplanade which include restaurants, sporting facilities and a cinema. There is a choice of local shops nearby including superstore shopping and a regular bus service to the City Centre and beyond. The City Centre is also within walking easy distance of the property.

#### Directions:

Travel east along Union Street and continue along onto King Street. Turn right onto West North Street (A956) at the traffic lights and at the roundabout take the first exit onto Park Street. Summerfield Terrace is on the fourth road on the left and number 46 is indicated by our “For Sale” sign.

#### The accommodation comprises of:-

#### Entrance:

The shared entrance is accessed via a security entry system.

#### Hallway:

The centrally positioned hallway gives access to all accommodation; high level gas and electricity meter cupboards; wall mounted security door entry handset; smoke detector; pendant light fitting; laminate flooring.

#### Open Plan Living Room/Kitchen: 14'7 x 13'4 (4.46m x 4.06m) approx.

The tastefully presented open plan living room/kitchen has a large window to the front of the property fitted with a “day to night” blind; television point; radiator; deep skirting boards; ceiling cornice; five branch ceiling light fitting; laminate flooring.

The stylish kitchen is fitted with a comprehensive range of base and wall mounted cabinets linked by contrasting work surfaces and matching splashbacks; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with an additional stainless steel splashback behind and a chimney style extractor hood above; built-in oven; washing machine; wall cabinet housing the central heating boiler; chrome switch plates and sockets; ceiling cornice; heat and CO detectors; laminate flooring. **Note:** The fridge/freezer will not be included in the sale.



**Bedroom:** 10'11 x 9'3 (3.33 x 2.82m) approx.

Bright and airy double bedroom with a large window overlooking the communal rear gardens fitted with a roller blind; wall to wall built-in wardrobes with modern sliding doors providing excellent hanging and storage space; built-in storage cupboard; radiator; downlighters; fitted carpet.

**Bathroom:**

The attractive bathroom is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern; wash hand basin set into vanity units with marble effect countertops and additional wall units above (one housing a shaver point); bath complete with a glass shower screen and an overhead mixer shower together with rainfall/handheld shower fittings; co-ordinated aqua panelled walls; large wall mounted mirror; tall chrome ladder style towel rail; extractor fan; downlighters; waterproof click vinyl flooring.

**Outside:**

There is an exclusive area of garden to the front of the flat which is laid to granite chips for easy maintenance.

There is also a well maintained, fully enclosed, shared garden to the rear of the building which is mainly laid to grass with a patio area and two exclusive storage sheds.

**Parking:**

There is on street permit parking available on Summerfield Terrace. Residents can apply for a permit via Aberdeen City Council for which an annual fee is applicable.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

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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