



159 Kincorth Circle, Kincorth,
Aberdeen, AB12 5NS

Offers Over £60,000

peterkins



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AB12 5NS

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- Ground Floor Flat
- Requires Upgrading/
Modernisation
- Living Room with Electric
Fire
- Fitted Kitchen with
Appliances
- Rear Porch
- Two Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Exclusive & Shared Areas of
Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 46759/1

EPC: D

65m²

Description:

We offer for sale this generously proportioned **two bedroomed ground floor flat** which forms part of a purpose-built block of flats within the well-established Kincorth area of the city with its common areas protected by a security entry system. The flat itself requires upgrading/refurbishment throughout but provides spacious accommodation comprising of: Hallway; living room; fitted kitchen; rear porch; two double bedrooms; shower room. Outside there is on street parking and exclusive/shared areas of garden. 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:

Kincorth lies to the south of the city and enjoys numerous social and leisure facilities including a community centre which offers activities for all age groups, sports centre, churches, a doctor's surgery and a public library. There are also local shops and a shopping precinct close by, as well as primary and secondary schools. Robert Gordons University and the business parks at Altens and Cove are only a few minutes' drive from the property. Regular public transport allows access to the City Centre and beyond.

Directions:

From the west end of Union Street turn left onto Holburn Street and proceed straight ahead at the traffic lights. At the roundabout take the second exit onto Great Southern Road and follow the road round continuing straight ahead and over the King George VI bridge. At the next roundabout take the second exit onto Provost Watt Drive and follow the road up the hill taking the fourth road on the right onto Faulds Row then first right onto Kincorth Circle. Number 159 is situated on the right as indicated by our "For Sale" sign.

Entrance:

The communal entrance is accessed via a security door entry system.

Hallway:

A part glazed hardwood exterior doors give access to the hallway; electric meter cupboard; built-in storage cupboard; wall mounted security entry handset; telephone point; radiator; pendant light fitting; fitted carpet.

Living Room: 16'5 x 12'11 (5.00m x 3.93m) approx.

Spacious living room with a window to the rear of the property fitted with vertical blinds; electric fire; telephone point; television aerial; radiator; three branch ceiling light fitting; fitted carpet.

Kitchen: 12'11 x 10'8 (3.93m x 3.25m) approx.

The kitchen is fitted with base and wall units linked by work surfaces and ceramic wall tiles; breakfast bar; stainless steel sink and drainer with a mixer tap; electric cooker; fridge/freezer; washing machine; window to the rear of the flat fitted with vertical blinds; built-in cupboard; central heating controls; florescent strip light; door leading out to the rear porch which houses the central heating boiler.



Bedroom 1: 16'1 x 9'9 (4.90m x 2.97m) approx.

Good sized double bedroom with a window to the front of the property fitted with vertical blinds; built-in wardrobe; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 11'4 x 9'9 (3.45m x 2.97m) approx.

The second double bedroom has a front aspect; window fitted with vertical blinds; large built-in wardrobe; radiator; pendant light fitting; fitted carpet.

Shower Room:

The shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and shower unit complete with an electric shower; ceramic wall tiles; frosted window; radiator; wood panelled ceiling; pendant light fitting; vinyl flooring.

Outside:

There is an exclusive area of garden to the front of the building and a shared garden to the rear.

Note: The gas meter is located at the front of the flat.

Parking:

There is ample on street parking available on Kincorth Circle.



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 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.

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