



80 Linksfield Gardens,
Aberdeen, AB24 5PF

Offers Over £120,000

peterkins



80 Linkfield Gardens,
Aberdeen,
AB24 5PF

Offers Over £120,000

- Immaculate Top Floor Flat
- Generous Living Room
- Fitted Kitchen with Appliances
- Two Double Bedrooms with Built-in Wardrobes
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Communal Landscaped Garden Grounds
- Resident's Parking with allocated space

Viewing contact Peterkins
(01224) 428100

Ref: 41624/2

EPC: C

Description:

Early viewing is highly recommended to appreciate the interior of this immaculate **top floor flat** which forms part of a well-established development in a popular area of the city with its common areas protected by a security entry system. The property is of fresh decorative appearance with self-coloured carpets and oak interior doors affording the discerning purchaser the opportunity to move in with the minimum of inconvenience. The spacious accommodation comprises of: Entrance vestibule; hallway; generously proportioned living room; fitted kitchen with appliances; two double bedrooms with built-in wardrobes; modern shower room. Heating is provided by a gas central heating system and all windows are double glazed. Outside there are communal garden grounds maintained by the Factor for the development and resident's parking with an allocated space. The fitted flooring, white goods, light fittings and blinds will be included in the sale. **Note:** The furniture and furnishings may also be included in the sale.

Location:

Linkfield Gardens is conveniently located to take full advantage of the city's amenities, particularly those at the Beach Esplanade which includes a retail park, multi-screen cinema and a selection of restaurants and cafes. There is a choice of local shops nearby including superstore shopping and a regular bus service to the City Centre and beyond. The property is also conveniently located for Aberdeen University Kings College Campus, the City Centre and the Queens Links.

Directions:

Travelling north on King Street follow the road for a considerable distance and just prior to the Aberdeen University Playing Fields, turn right onto Linkfield Road. Linkfield Gardens is the first opening on the left-hand side of the road and the property is indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

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

Vestibule:

A partially glazed hardwood exterior door gives access to the entrance vestibule; smoke detector; LED downlighter; laminate flooring; doors leading to the boxroom and hallway.

Hallway:

The centrally positioned hallway has all accommodation leading off; built-in cupboard housing the gas and electricity meters; security door entry handset; telephone point; radiator; smoke detector; LED downlighters; fitted carpet.

Boxroom: 6'8 x 5'2 (2.04m x 1.58m) approx.

The boxroom could be utilised as a large storage cupboard or study area; shelving units; fibre terminal; pendant light fitting; fitted carpet.

Living Room: 14'9 x 14'9 (4.50m x 4.49m) approx.

The generously proportioned living room has two windows to the front of the property fitted with "Venetian" blinds which allow an abundance of natural light flow into the room; ample space for a dining table and chairs; television point; "Hive" central heating controls; radiator; smoke detector; LED downlighters; fitted carpet.



Kitchen: 11'7 x 9'4 (3.53m x 2.84m) approx.

The superb kitchen is fitted with an excellent range of cream high gloss base and wall mounted cabinets linked by and solid wood work surfaces; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob with a cooker hood extractor above; built-in oven; washer/dryer; integrated fridge/freezer, double window to the rear of the flat; built-in storage cupboard housing the central heating boiler; radiator; heat detector; CO detector; LED downlighters; laminate flooring.

Bedroom 1: 11'7 x 11'1 (3.53m x 3.39m) approx.

Spacious double bedroom with a window overlooking the rear communal gardens fitted with a blackout inset blinds; built-in wardrobe with shelf and hanging rail; television bracket; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 11'7 x 7'11 (3.53m x 2.42m) approx.

Bright and airy second double bedroom with a rear garden aspect; window fitted with blackout inset blinds and an additional roller blind; built-in wardrobe with shelf and hanging rail; radiator; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wall hung sink and large shower unit complete with a mixer shower; ceramic wall tiles; wall mounted mirrored medicine cabinet; frosted window to the side of the property; LED downlighters; laminate flooring.

Outside/Parking:

The communal areas, including the courtyard style parking areas are well maintained and looked after by the Factor for the development for which a monthly charge is applicable.

Parking:

The residents' car park is located to the side of the building.

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.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com