



82D Skene Square, Aberdeen,
AB25 2UN

Offers Over £125,000

peterkins



82D Skene Square,
Aberdeen, AB25 2UN

Offers Over £125,000

- Superb First Floor Apartment
- Spacious lounge with a Feature Curved Window
- Large dining Kitchen with Appliances
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Allocated Parking Space

Viewing contact Peterkins
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Ref: 46792/1

EPC: B

Description:

Early viewing is highly recommended to appreciate the interior of this superb **two bedroom first floor apartment** which forms part of a modern development protected by a video entry system. The property is well presented and has been freshly re-decorated throughout affording the purchaser to move in with the minimum of inconvenience. The accommodation comprises of: Entrance hallway with good storage; spacious lounge with feature curved window; large dining kitchen with appliances; master bedroom with built-in wardrobes and en-suite shower room; further double bedroom with built-in wardrobes; modern bathroom with an over bath shower. Outside there is an allocated parking space located on Forbes Street. 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.

Note: some images have been virtually furnished.

Location:

Skene Square is located in the ever-popular Rosemount area of the city. Rosemount is well known for the wide variety of independent shops and express supermarkets close by. The open spaces and lovely garden areas in Victoria Park are on the doorstep of the flat and Westburn Park is also a very short walk away. The property is also particularly convenient for access to the nearby Foresterhill Hospital complex, and there are excellent public transport links nearby. Most parts of the city are readily and easily accessible via good road links.

Directions:

From the West End of Union Street take the last turning on the right onto Rose Street and follow the road proceeding ahead through the traffic lights onto Esslemont Avenue. Turn right at the T-junction onto Rosemount Place and continue through the next set of traffic lights to the end of the road and at the roundabout take the first exit onto Skene Square. The property is situated on the left as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

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

Hallway:

A hardwood exterior door gives access to the hallway; built-in cupboard housing the electric and gas meters; further built-in storage cupboard; wall mounted video door entry handset; wall mounted central heating controls; radiator; smoke detector; two pendant light fittings; laminate flooring.

Living Room: 18'4 x 13'9 (5.58m x 4.18m) approx.

Exceptionally spacious living room with a feature curved window to the front of the apartment fitted with "Venetian" blinds; television and telephone points; two radiators; smoke detector; two ceiling light fittings; laminate flooring.



Dining Kitchen: 12'8 x 9'0 (3.85m x 2.74m) approx.

The large well-equipped dining kitchen is fitted with an excellent range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel splashback behind; built-in oven; stainless steel chimney style extractor hood; integrated fridge/freezer and washer dryer; wall cabinet housing the new, recently installed central heating boiler; ample space for a dining table and chairs; window to the side of the property fitted with "Venetian" blinds; radiator; heat and CO detectors; halogen light fitting; tile effect laminate flooring.

Master Bedroom: 9'11 x 9'0 (3.01 x 2.74m) approx.

The master bedroom has a window to the rear of the apartment; built-in wardrobe with sliding mirrors doors providing good hanging and storage space; television and telephone points; radiator; halogen light fitting; fitted carpet; door leading to the en-suite shower room.

En-Suite Shower Room:

The modern en-suite shower room is fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin with splashback tiling behind and a recently installed aqua panelled shower unit complete with a mixer shower; shaver point; wall mounted mirror; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Bedroom 2: 9'1 x 9'0 (2.76m x 2.71m) approx.

The good sized second double bedroom again has a rear aspect; built-in wardrobe with sliding mirrors doors providing good hanging and storage facilities; radiator; pendant light fitting; fitted carpet.

Bathroom:

Attractive 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 overhead shower and glass shower screen; ceramic wall tiles around suite; shaver point; wall mounted mirror; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Outside/Parking:

There is an allocated car parking space located on Forbes Street.



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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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