



24 Urquhart Road, FFF,
Aberdeen, AB24 5LL

Offers Over £100,000

peterkins



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- Exceptionally Spacious First Floor Flat
- Living Room with Feature Fireplace
- Dining Kitchen with Appliances
- Three Bedrooms
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- Exclusive Storage Cupboard Outside Flat on the First Floor
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 46780/1

EPC: C

Description:

We are pleased to offer for sale this exceptionally spacious **three bedroom, first floor flat**, which forms part of a traditional granite tenement building close to the City Centre. The property occupies the whole of the first floor and would be an ideal purchase for a first-time buyer or buy-to-let investor. Presented in good condition the accommodation comprises of: Entrance hallway; living room with feature gas fireplace; three bedrooms; modern shower room. Outside there is a shared rear garden and on street parking. 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:** The furniture/furnishings may be available to purchase by separate negotiation.

Location:

Urquhart Road 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 Queens Links.

Directions:

From the east end of Union Street continue to the left onto King Street. Travel ahead for some distance before turning right onto Urquhart Road. The property is along on the right hand side, indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

The shared entrance has a staircase leading to all floors. There is an exclusive storage cupboard outside the flat on the first floor.

Hallway:

A hardwood exterior door gives access to the hallway; wall mounted central heating thermostat; high level electric meter; radiator; smoke detector; ceiling cornice; downlighters; fitted carpet with a solid wood borders.

Living Room: 16'2 x 11'5 (4.92m x 3.48m) approx.

Well appointed living room with a window to the front of the property; feature fireplace with a marble inset and hearth complete with a living flame gas fire; two alcoves with low level storage cupboards below (one housing the gas meter); television point; radiator; three wall lights; smoke and CO detectors; ceiling rose and cornicing; downlighters; solid wood flooring.



Dining Kitchen: 12'6 x 12'3 (3.81m x 3.74m) approx.

The well equipped dining kitchen is fitted with an excellent range of cream base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; gas cooker with a stainless steel chimney style extractor hood above; fridge/freezer; washing machine; wall mounted central heating boiler; ample space for a dining table and chairs; window overlooking the communal rear garden; glass display shelves; telephone point; radiator; heat detector; ceiling cornice; halogen light fitting; vinyl flooring.

Bedroom 1: 16'4 x 13'1 (4.98m x 3.99m) approx.

Generous double bedroom with a window to the rear of the property; two built-in storage cupboards with additional high-level storage above; radiator; three wall lights; ceiling cornice; fitted carpet.

Bedroom 2: 12'0 x 11'11 (3.66m x 3.63m) approx.

Good sized second double bedroom with a window to the front of the flat; two built-in storage cupboards; telephone point; television point; dado rail; ceiling cornice; downlighters; fitted carpet.

Bedroom 3: 8'5 x 8'1 (2.56m x 2.47m) approx.

Bright and airy third bedroom with a front aspect; window fitted with a roller blind; built-in wardrobe with sliding doors; television point; two wall lights; ceiling cornice; laminate floor.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and corner shower unit complete with a mixer shower and rainfall/handheld shower fittings; large wall to wall mirror; chrome ladder style radiator; extractor fan; downlighters; vinyl flooring.

Outside/Parking:

There is a shared, well maintained, garden to the rear of the building which is mainly laid to grass and on street parking available on Urquhart Road.

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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