



559 Great Western Road, GFR,
Aberdeen, AB10 6PA

Offers Over £60,000

peterkins



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- Ground Floor Flat to be “Sold as Seen”
- Ideal Purchase for a “First-Time Buyer” or “Buy-To Let Investor”
- Living Room & Kitchen on Semi-Open Plan
- One Double Bedroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Well Maintained Shared Rear Garden
- On Street Parking

Viewing contact Peterkins
on (01224) 428100

Ref: 1845/42

EPC: D

Description:

We are pleased to offer for sale this **one bedroom ground floor flat** which forms part of a traditional granite building with its common areas protected by a security entry system. The property is situated close to local amenities and will be **“sold as seen”**, therefore would make a fantastic purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Entrance hallway; living room and kitchen on semi-open plan; one double bedroom; shower room. Outside there is on street parking and a shared, well maintained, rear garden with an exclusive outhouse. Heating is provided by a gas central heating system and all windows are double glazed. The furniture, furnishings, white goods, fitted flooring, light fittings, blinds and curtains will be included in the sale.

Location:

The property is situated in the west end of Aberdeen and affords easy access onto the main Aberdeen ring road which provides commuter routes to both north and south of the city. A short walk leads to Mannofield where there is an excellent range of local shopping facilities, including a supermarket, bank and chemist. The area is also served by a Doctors Practice and Dentists Practice both of which are nearby. There is also good public transport which links the area to the City Centre and Deeside.

Directions:

From the West End of Union Street, turn left onto Holburn Street and continue ahead, turning right at the traffic lights onto Great Western Road. Continue for some distance passed the junction on Anderson Drive, the flat is located just past Cranford Road on the left-hand side as indicated by our ‘For Sale’ sign.

The accommodation comprises of:-

Communal Entrance:

A security door entry system gives access to the communal entrance with a staircase leading to the upper floors.

Hallway:

A hardwood exterior door gives access to the hallway; wall mounted security door entry handset; high level gas and electricity meters; smoke detector; pendant light fitting; laminate flooring.

Living Room & Kitchen on Semi-Open Plan: 20'0 x 15'7 (5.96m x 4.75m) approx. at widest points.

The spacious living area has a window to the front of the property fitted with vertical blinds; feature fireplace with a tiled inset and hearth; telephone point; radiator; smoke detector; CO detector; ceiling cornice; three branch ceiling light fitting; laminate flooring.

The kitchen is fitted with white base and wall mounted cabinets with co-ordinated work surfaces and splashbacks; stainless steel sink and drainer with a mixer tap; ceramic hob; built-in oven; cooker hood extractor; fridge/freezer; washer/dryer; extractor fan; downlighters; laminate flooring.



Bedroom: 10'8 x 12'6 (3.24m x 3.81m) approx.

Good sized double bedroom with a window overlooking the shared rear garden is fitted with vertical blinds; recess with shelf and hanging rail; central heating boiler; two radiators; CO detector; 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 built-in storage cupboard under; aqua panelled shower unit complete with a mixer shower; wall mounted mirrored medicine cabinet; radiator; wood panelled walls; extractor fan; ceiling light fitting; tiled floor.

Outside:

There is a shared garden to the rear which is well maintained and mainly laid to grass with mature shrub borders, and an exclusive outhouse.

Parking:

On street parking is available on Great Western 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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