



21E Ashgrove Road,  
Aberdeen, AB25 3AE

Offers Over £70,000

**peterkins**



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Offers Over £70,000

- First Floor Flat Within a Small Exclusive Development
- To Be “Sold as Seen”
- Ideal for a First Time Buyer or Buy-To-Let Investor
- Well Appointed Living Room
- Fitted Kitchen with Appliances
- Double Bedroom with Built-In Wardrobe
- Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Garden Grounds
- Resident’s Parking

Viewing contact Peterkins  
On (01224) 428100

Ref: 1845/43

EPC: C

#### Description:

We offer for sale this spacious **one bedroom first floor flat** which forms part of a small exclusive development close to all local amenities. The property will be “sold as seen” making an ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Hallway; well appointed living room; fitted kitchen with appliances; one double bedroom with built-in wardrobes; shower room. Outside there are communal landscaped garden grounds maintained by the Factor for the development together with a resident’s car parking providing good off-street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, furniture, furnishings and curtains will be included in the sale.

#### Location:

Ashgrove Road is located within easy reach of the Forresterhill Complex and Aberdeen University with an excellent range of shopping amenities available in the nearby retail parks. Easy access available to various parts of the city and excellent public transport facilities are available close by.

#### Directions:

Travel north along George Street through the three sets of traffic lights onto Powis Terrace. Proceed through the next set of traffic lights then turn left onto Ashgrove Road and at the junction continue straight ahead. Number 21E is located on the left as indicated by our “For Sale” sign.

#### The accommodation comprises of:-

#### Entrance:

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

#### Hallway:

A hardwood exterior door gives access to the entrance hallway; built-in cupboard housing the gas meter and consumer unit; wall mounted door entry handset; fibre terminal; radiator; dado rail; smoke detector; ceiling cornice; pendant light fitting; laminate flooring.

#### Living Room: 16’0 x 10’9 (4.87m x 3.27m) approx.

Well appointed living room with two windows to the front of the property; television and telephone points; radiator; dado rail; smoke detector; pendant light fitting; laminate flooring; door leading to the kitchen.

#### Kitchen: 9’2 x 5’10 (2.79m x 1.77m) approx.

The kitchen is fitted with white high gloss base and wall mounted cabinets linked by co-ordinate work surfaces and aqua panelled splashbacks; stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel chimney style extractor hood; built-in oven; fridge/freezer; washer/dryer; central heating boiler and controls; window with a front aspect; radiator; heat detector; ceiling light fitting; laminate flooring.



**Bedroom: 11'4 x 9'6 (3.45m x 2.89m) approx.**

Good sized double bedroom with a window again to the front of the flat; built-in mirrored wardrobes providing good hanging and storage space; built-in shelved storage cupboard; floating shelf; radiator; ceiling cornice; 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 aqua panelling behind together with a large aqua panelled shower unit complete with a mixer shower; wall mounted mirror; extractor fan; ceiling light fitting; tiled floor.

**Outside:**

There are communal landscaped garden grounds together with a drying area which maintained by the Factor for the development. **Note:** The electric meter is located on the communal landing outside the flat.

**Parking:**

To the rear of the building there is a resident's car park providing excellent off-street parking facilities.



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](mailto: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**

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