



146 Gardner Road, Kincorth,
Aberdeen, AB12 5TL

Offers Over £55,000
£15,000 Below Market Value

peterkins



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Aberdeen,
AB12 5TL

Offers Over £55,000

- Top Floor Flat with Lovely Views Over the City
- To be “Sold as Seen”
- Well Appointed Living Room
- Dining Kitchen with Appliances
- One Double Bedroom with Free Standing Wardrobe
- Modern Bathroom with an Over Bath Electric Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Exclusive & Shared Areas of Garden
- On Street Parking

Viewing contact Peterkins
On (01224) 428100

Ref: 74133/1
EPC: C TAX : A
Floor Area: 50m²
Tenure: Ownership

**** £15,000 BELOW MARKET VALUE ****

Description:

We are pleased to offer for sale this superb **one bedroom top floor flat** which forms part of a tenement block of flats within the Kincorth area of the city. The property boasts lovely views over the city and will be “sold as seen” making a fantastic investment for a buy-to-let investor or first-time buyer. The spacious accommodation comprises of: Entrance hallway; well appointed living room; dining kitchen with appliances; one double bedroom with free standing wardrobe and built-in storage; bathroom with an over bath electric shower. Outside there is on street parking and exclusive/shared areas of garden to the rear of the building. The property benefits from a security entry system, gas central heating and double glazing. The fitted flooring, white goods, light fittings, blinds, curtains, fixtures and furnishings will be included in the sale.

Location:

Kincorth lies to the south of the city and enjoys numerous social and leisure facilities including a community centre which offers activities for all age groups, sports centre, churches, a doctor’s surgery and a public library. There are also local shops and a shopping precinct close by, as well as primary and secondary schools. Robert Gordon’s University and the business parks at Altens and Cove are only a few minutes’ drive from the property. Regular public transport allows access to the City Centre and beyond.

Directions:

From the West End of Union Street, turn left onto Holburn Street and at the Bridge of Dee roundabout take the first exit over the bridge. At the following roundabout take the second exit onto the A90 Aberdeen/Stonehaven Road, then turn left onto Cairngorm Drive. At the roundabout take the third exit onto Gardner Drive, then second right onto Gardner Road. Number 146 is situated on the left as indicated by our “For Sale” sign.

The accommodation comprises of:-

Entrance:

The communal 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 hallway; electric meter cupboard; built-in storage cupboard; radiator; smoke detector; ceiling cornice; ceiling light fitting; laminate flooring.

Living Room: 16’6 x 10’6 (5.03m x 3.21m) approx.

Well appointment living room providing lovely views over the city; double window to the front of the property fitted with “Venetian” blinds; wall mounted door entry handset; telephone point; television point; three branch ceiling light fitting; solid bamboo flooring.



Dining Kitchen: 19'6 x 6'6 (5.94m x 1.97m) approx.

The dining kitchen is fitted with an excellent range of oak effect base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; electric cooker with a stainless steel chimney style extractor hood above; fridge/freezer; washing machine; tumble dryer; central heating boiler; CO detector; two windows fitted with roller blinds; wall mounted mirror; downlighters; ceiling light fitting; laminate flooring.

Bedroom: 12'3 x 8'9 (3.74m x 2.66m) approx.

Spacious double bedroom with a front aspect again providing great views over the city; window fitted with a "Venetian" blind; large free standing wardrobe; built-in storage area with a sliding panel curtains; radiator; pendant light fitting; laminate flooring.

Bathroom:

The fully tiled bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an electric shower and shower curtain; frosted window to the rear fitted with a roller blind; free standing tall vanity cabinet; chrome ladder style towel rail; wall mounted shelf/towel rack; ceiling light fitting; tiled floor.

Outside:

There is an exclusive area of garden to the rear of the building together with a shared drying area.

Parking:

There is ample on street parking available at the front of the property.



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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