



834 Great Northern Road
Aberdeen, AB24 2BP

Fixed Price £79,950

peterkins



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- Purpose Built Second Floor Flat
- Newly Re-decorated Throughout
- Living Room with a Dual Aspect
- Well-Equipped Kitchen with Appliances
- Two Double Bedroom
- One Single Bedroom
- Cloakroom
- Shower Room
- Electric Storage Heaters in the Hall, Living Room & Shower Room
- Double Glazing (New Windows in the Bedrooms)

Viewing contact Peterkins
(01224) 428100

Ref: 3165/4

EPC: D

Council Tax: Band B

Tenure: Ownership

Description:

We are pleased to present for sale this **three bedroom second floor flat** which forms part of a purpose-built building with its common areas protected by a security entry system. The property has been newly redecorated throughout and is extremely spacious. The accommodation comprises of: Entrance hallway with extensive storage; cloakroom; generously proportioned living room; well-equipped kitchen with appliances; two double bedrooms; one single bedroom with a built-in wardrobe; shower room. Outside there is ample off-street parking within the resident's parking. Heating is provided by electric storage heaters in the hallway, living room and shower room and all windows are double glazed with new windows installed in the bedrooms. The fitted flooring, white goods and light fittings will be included in the sale.

Location:

The property is ideally located within a well-established residential location close to an excellent range of shops and amenities. Foresterhill hospital complex and medical school is also within easy reach. Easy access is available to all parts of the city and good public transport facilities are available close by.

Directions:

Travel north on North Anderson Drive and continue to the Haudagain Roundabout then take the third exit onto Great Northern Road turning left onto the first access/slip road. Follow the road to the left and number 834 is situated ahead as indicated by our "For Sale" sign.

Entrance:

The communal entrance is accessed via a security entry system.

Hallway:

A part glazed exterior door gives access to the hallway; large walk-in cupboard housing the electric meter; two further built-in storage cupboards; wall mounted security door entry handset; electric storage heater; ceiling light fitting; laminate flooring.

Cloakroom:

Fitted with a two-piece cloakroom suite; splashback tiling behind the wash hand basin; ceiling light fitting; laminate flooring.

Living Room: 17'9 x 13'3 (5.41m x 4.04m) approx.

Generously proportioned living room with a dual aspect; double window to the front of the building and a single window to the side; electric storage heater; three branch ceiling light fitting; laminate flooring; door leading to the kitchen.

Kitchen: 12'6 x 7'3 (3.81m x 2.21m) approx.

Well equipped kitchen fitted with a good range of base and wall mounted cabinets with co-ordinated work surfaces and aqua panelled splashbacks; stainless steel sink and drainer with a mixer tap; electric cooker; fridge; washing machine; tumble dryer; shelved recess; two windows to the front of the flat; downlighters; laminate flooring.



Bedroom 1: 11'7 x 11'3 (3.53m x 3.43m) approx.

Spacious double bedroom with a window to the rear of the property; pendant light fitting; laminate flooring.

Bedroom 2: 11'3 x 10'11 (3.43m x 3.33m) approx.

Good sized second double bedroom with a double window to the rear of the building; pendant light fitting; laminate flooring.

Bedroom 3: 8'11 x 8'2 (2.72m x 4.49) approx.

Bright and airy single bedroom with a side aspect; built-in wardrobe with shelf and hanging rail; pendant light fitting; fitted carpet.

Shower Room:

The fully aqua panelled shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and walk-in shower complete with an electric shower and shower curtain; two wall mounted medicine cabinets; built-in cupboard housing the water tanks; electric storage heater; extractor fan; ceiling light fitting; laminate flooring.

Outside/Parking:

There is ample off-street parking within the resident's car park.

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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