



407 Clifton Road, Aberdeen, AB24
4EB

Fixed Price £115,000

peterkins



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Aberdeen,
AB24 4EB

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- Spacious Upper Flat on Two Levels
- Ideal for first time buyers
- Generously Proportioned Living Room
- Dining Kitchen
- Two Double Bedrooms
- Four-Piece Bathroom
- Gas Central Heating
- Double Glazing
- Exclusive Outhouse & Area of Garden
- Shared Drying Green
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 47461/1

EPC: Band C

Council Tax: Band C

Tenure: Ownership

Description:

We are pleased to present for sale this **two bedroom upper flat** which forms part of a granite building within a mature area of the city, close to local amenities. The property would make an ideal home for first time buyers.

The spacious accommodation spans over two floors and comprises of: Hallway with staircase leading to the upper floor; generously proportioned living room; dining kitchen; four-piece bathroom. Upper Floor: Two double bedrooms. Outside there is on street parking together with an exclusive outhouse, area of garden and shared drying green. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

From George Street travel north onto Powis Terrace, continue straight ahead at the traffic lights then veer left onto Clifton Road. Proceed for some distance and number 407 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

Directions:

The property is located in a well-established area of the city, within easy reach of a wide range of amenities. The main Aberdeen ring road is situated nearby, and all parts of the city are therefore readily accessible. The location is also extremely convenient for the Aberdeen University Campus at Old Aberdeen, Foresterhill Hospital, Airport International Airport and the oil related offices at both Bridge of Don and Dyce. There is also a wide range of shopping facilities closeby, including the Tesco Superstore at nearby Danestone. Woodside Primary School and Nursery is also located within a two-minute walk of the property.

Entrance:

The shared entrance is accessed from the rear of the building.

Hallway:

A hardwood exterior door gives entry to the entrance hallway; staircase with balustrade and handrail leads to the upper floor; window to the front of the flat; electric meter cupboard; radiator; wall lights; drop pendant light fitting; laminate flooring.

Living Room: 12'3 x 11'4 (3.73m x 3.45m) approx.

Generously proportioned living room with a window to the front of the property fitted with a roller blind; radiator; wall light; ceiling cornice; laminate flooring.

Dining Kitchen: 12'6 x 11'10 (3.80m x 3.61m) approx.

Exceptionally spacious dining kitchen fitted with white base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; ceramic hob with a cooker hood extractor above; built-in oven; washing machine; space for a fridge, freezer and dishwasher; central heating boiler; wall mounted central heating controls; low level cupboard housing the gas meter; radiator; CO detector; downlights; laminate flooring.



Bathroom:

The bathroom is fitted with a white four-piece suite comprising of: W.C., wash hand basin with pedestal, bath and an aqua panelled shower cubicle complete with a mixer shower and shower curtain; high level storage cupboard above the shower unit; aqua panelled splashbacks behind the sink and bath; wall mounted mirror; frosted window to the rear of the building; pendant light fitting; vinyl floor tiles.

Upper Floor:

Balustrade; smoke detector; drop pendant light fitting; wooden floor.

Bedroom 1: 15'4 x 12'1 (4.67m x 3.68m) approx.

Well-appointed double bedroom with a rear garden aspect; double window; open wardrobe with shelf and hanging rail; radiator; pendant light fitting; laminate flooring.

Bedroom 2: 11'10 x 9'6 (3.62m x 2.90m) approx.

Bright and airy second double bedroom with a triple formation window to the front of the flat fitted with a roller blind; recess/storage area fitted with a roller blind; pendant light fitting; laminate flooring.

Outside:

There is an exclusive outhouse and area of garden to the rear of the property together with a shared drying green.

Parking:

On street parking is available on Clifton 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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