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129 Shaw Crescent, Aberdeen,
AB25 3BU

Offers Around £132,499

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- Appealing First Floor Apartment
- Bright & Airy Living Room
- Dining Kitchen
- Two Double bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double glazing
- Security Entry System
- Residents Car Park
- Communal Landscaped Garden Grounds

Viewing contact 07921150992
or
Peterkins (01224) 428100

Ref: 42570/1
EPC: Band B
Council Tax: Band D
Tenure: Ownership

Description:

We are delighted to offer for sale this extremely appealing **first floor executive apartment** which enjoys a quiet position within a modern purpose-built development. The apartment is presented in excellent condition and boasts well-proportioned accommodation comprising of: Entrance hallway; bright and airy living room; well-equipped dining kitchen; two double bedrooms; attractive bathroom with an over bath shower. Outside there are extremely well-maintained landscaped gardens and a residents car park at front of the building. The property benefits from a security entry system, gas central heating and double glazing. Internal viewing is highly recommended to appreciate the quality and extent of accommodation on offer. All fitted floor coverings, white goods, blinds, curtains and light fittings will be included in the sale.

Location:

Shaw Crescent is well situated for an excellent range of local amenities. It is also within walking distance of Aberdeen University and for those working and studying at Aberdeen Royal Hospital complex and also Cornhill Hospital. The area is catered for by 'Superstore' shopping facilities, at Berryden and Kittybrewster. There is a good public transport system making many parts of Aberdeen easily accessible from the development.

Directions:

From the West End of Union Street continue ahead onto Alford Place. Take second right onto Rubislaw Place and then left onto Waverley Place. Continue through the traffic lights and proceed straight ahead onto Argyll Place then Westburn Drive. At the next set of traffic lights turn right onto Ashgrove Road then second right onto May Baird Avenue. Shaw Crescent is the next road on the right and number 129 is identified by our “For Sale” sign.

Entrance:

The well-maintained shared entrance is accessed via a security entry system; staircase and lift to all floors.

Hallway:

Spacious hallway with all accommodation leading off; two built-in storage cupboards; wall mounted security entry handset; radiator; smoke detector; two pendant light fittings; laminate flooring.

Living Room: 14’11 x 10’2 (4.55m x 3.10m) approx.

Tastefully presented, bright and airy living room with a pleasant aspect featuring two sets of “French’ doors” which allow an abundance of natural light into the room and open out to a “Juliette” balcony; radiator; pendant light fitting; laminate flooring.

Dining Kitchen: 13’8 x 9’10 (4.17m x 3.00m) approx.

Well equipped dining kitchen fitted with an extensive range of light wood effect wall and base units incorporating opaque glass fronted wall units, linked by co-ordinating worktops and ceramic tiled splashback; under unit lighting; overhead plinth with downlighters; 1.5 stainless steel sink and drainer with mixer tap; washing machine; integrated fridge freezer and dishwasher; gas hob and electric oven; chimney extractor hood; wall cabinet housing the central eating boiler; double window to the front of the apartment; radiator; pendant and spotlight fittings; laminate flooring.





Bedroom 1: 11'6 x 9'0 (3.51m x 2.74m) approx.
Well-appointed double bedroom situated to the side of the apartment; double built-in wardrobes with mirror glass sliding doors provide excellent hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 10'1 x 8'8 (3.08m x 2.63m) approx.
Second double bedroom with a good side aspect overlooking the landscaped garden grounds; built-in double wardrobe fitted with mirror glass sliding doors provide great hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bathroom:
Attractive bathroom fitted with a three-piece white suite comprising: W.C with concealed cistern, wash hand basin set into fitted vanity units and bath complete with an overhead mixer shower and glass shower screen; wall mounted vanity cabinet with mirror and overhead plinth with downlighters; wall tiles behind the wash hand basin and around bath; shaver point; extractor fan; radiator; ceiling light fitting; floor tiles.

Outside:
The well-maintained communal landscaped garden grounds are laid mainly to grass with mature shrub areas. There is also a courtyard to the front of the building and an external shared locked bicycle shed.

In addition, there is ample residents and visitors parking within the development.

A formal factoring arrangement is in place for the upkeep of the building and development of which the property forms part.

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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Tel 01224 428100 Fax 01224 623191 Email propcen@peterkins.com