



551 Great Western Road, SFR,
Aberdeen, AB10 6PE

Offers Over £65,000

peterkins



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SFR, Aberdeen,
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- Superb Second Floor Flat
- Spacious Living Room
- Fitted Kitchen with Appliances
- Double Bedroom with Built-In Wardrobe
- En-Suite Shower Room
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 1845/40

EPC: Band D

Council Tax: Band A

Floor Area: 35m²

Tenure: Ownership

Description:

We are pleased to offer for sale this superb **one bedroom, second floor flat (right)**, which forms part of a traditional granite building in a popular city location. The generously proportioned interior has high ceilings and large windows which allow an abundance of natural light into the flat. The accommodation comprises of: Hallway; living room; kitchen with appliances; double bedroom with a built-in wardrobe; en-suite shower room. Outside there is a shared rear garden and on street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, white goods, blinds and curtains will be included in the sale.

Location:

Great Western Road is a much sought-after location, being ideally placed for the City Centre and enjoying a West End address. There is regular public transport on Great Western Road and excellent shopping facilities are located nearby. The industrial units at Altens and Portlethen are easily accessed by way of Anderson Drive, which is a short drive from the property.

Directions:

From the West End of Union Street, turn left onto Holburn Street and continue ahead, turning right at the traffic lights onto Great Western Road. Continue for some distance passed the junction on Anderson Drive, the flat is located just past Cranford Road on the left-hand side as indicated by our 'For Sale' sign.

Entrance:

The shared entrance is accessed via a security door entry system; staircase leading to the upper floors.

Hallway:

A hardwood exterior door gives access to the centrally positioned hallway; electric meter cupboard; high level storage cupboard; wall mounted security entry handset; radiator; smoke detector; pendant light fitting; deep skirting boards; fitted carpet.

Living Room: 13'2 x 12'10 (4.02m x 3.92m) approx.

Well appointed living room with a double window to the front of the property; television point; fibre terminal; shelved recess with a low-level cupboard housing the gas meter; further recess; radiator; ceiling cornice; deep skirting boards; pendant light fitting; deep skirting boards; fitted carpet; glass panelled door leading to the kitchen.

Kitchen: 9'1 x 5'6 (2.77m x 1.68m) approx.

The kitchen is fitted with a good range of white base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; under unit lighting; stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel splashback behind; built-in oven; stainless steel chimney style extractor hood; fridge/freezer; washing machine; heat detector; downlighters; tiled floor.



Bedroom: 11'6 x 8'6 (3.51m x 2.63m) approx.

Bright and airy double bedroom with a dual south facing window overlooking the communal rear garden; built-in wardrobe with sliding mirrored doors which houses the central heating boiler; telephone point; radiator; pendant light fitting; fitted carpet; door leading to the en-suite shower room.

En-Suite Shower Room:

The en-suite shower room is fitted with a white three-piece suite comprising of: W.C., corner wall hung wash hand basin and an aqua panelled shower unit complete with a mixer shower; ceramic wall tiles; radiator; extractor fan; downlighters; tiled floor.

Outside:

There is a shared garden to the rear which is mainly laid to grass with mature shrub borders, exclusive outhouse and shared wash house.

Parking:

On street parking is available on Great Western 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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