



71 Fonthill Avenue, Ferryhill,
Aberdeen, AB11 6TF

Offers Over £155,000
£5,000 below market value
(as at 29/09/2025)

peterkins



71 Fonthill Avenue,
Ferryhill, Aberdeen,
AB11 6TF

Offers Over £155,000

- Superb Top Floor Apartment
- Generous Living Room
- Dining Kitchen with Appliances
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Landscaped Garden Grounds
- Allocated & Visitors' Parking

Viewing contact Peterkins
(01224) 428100

Ref: 47636/1
Floor Area: 67m²
EPC: C Tax: D
Tenure: Ownership

**** £5,000 BELOW MARKET VALUE (AS AT 29/09/2025) ****

Description:

We have the pleasure in offering for sale this superb **two-bedroom top floor apartment** which forms part of a modern, exclusive development within walking distance of the City Centre. The property would make the ideal purchase for a first-time buyer or buy-to-let investor, and discerning purchasers will no doubt be impressed by the well-proportioned accommodation which comprises of: Welcoming hallway; generous living room; dining kitchen with appliances; two double bedrooms with built-in wardrobes; bathroom with an over bath shower. Outside there are communal landscaped garden grounds which are maintained by the Factor for the development and allocated/visitors' parking spaces within the secure car park. The property benefits from a security entry system, gas central heating and double glazing. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale. **Note:** The furniture and furnishings may also be purchased by separate negotiation.

Location:

Fonthill Avenue is situated within the popular Ferryhill area, which is well served by local shops and amenities as well as excellent public transport links to all areas of the city. The City Centre is a short walk away and offers a wide range of shopping, leisure and entertainment facilities. Reputable nurseries and schools are located close by. The Duthie Park with its renowned Winter Gardens is also within walking distance.

Directions:

From the West End of Union Street turn left onto Holburn Street and proceed to the Great Southern Roundabout, then take the first exit onto Fonthill Road. The development is situated a short distance along on the left-hand side of the road and is accessed via an electronically controlled access barrier.

Entrance:

The well-maintained communal entrance is accessed via a security entry system and has staircase leading to all floors. **Note:** The electric meter is located on the communal landing outside the apartment.

Hallway:

An exterior door gives access to the welcoming hallway; built-in cupboard housing the hot water tank and gas meter; wall mounted security door entry handset; coat hooks; radiator; hatch to the loft; smoke detector ceiling light fitting; laminate flooring.

Living Room: 13'2 x 12'11 (4.01m x 3.94m) approx.

Generous living room with a front aspect; window fitted with "Venetian" blinds; radiator; smoke detector; pendant light fitting; laminate flooring; door leading to the dining kitchen.

Dining Kitchen: 10'3 x 9'8 (3.13m x 2.94m) approx.

The dining kitchen is fitted with an excellent range of base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; stainless steel sink and drainer with a mixer tap; ceramic hob with an extractor hood above; built-in oven; fridge/freezer; washing machine; wall mounted central heating timer; window to the front of the property fitted with "Venetian" blinds; heat detector; halogen bar spotlight fitting; laminate flooring.



Master Bedroom: 16'6 x 14'1 (5.04m x 4.29m) approx. at widest points.

Spacious master bedroom with a window fitted with "Venetian" blinds overlooking the side of the property; built-in wardrobe with mirrored sliding doors; radiator; pendant light fitting; laminate flooring.

En-Suite Shower Room:

The en-suite shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit with splashback tiles and a tiled shower enclosure complete with an electric shower; wall mounted mirror and glass display shelf; radiator; extractor fan; ceiling light fitting; tiled floor.

Bedroom 2: 12'0 x 9'8 (3.65m x 2.94m) approx.

Bright and airy second double bedroom with a side aspect window fitted with "Venetian" blinds overlooking the front of the property; built-in wardrobe with mirrored sliding doors; radiator; pendant light fitting; laminate flooring.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and bath complete with an overhead electric shower and shower curtain; wall tiles around the bath and sink; shaver point; wall mounted mirror; radiator; frosted window to the side of the apartment fitted with "Venetian" blinds; extractor fan; ceiling light fitting; tiled floor.

Outside:

There are communal landscaped garden grounds around the development which are maintained by the Factor for the development.

Parking:

Allocated and visitors' parking spaces are located within the secure residents' 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.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com