



94 Fonthill Avenue, Ferryhill,
Aberdeen, AB11 6TG

Fixed Price £96,000

peterkins



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AB11 6TG

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- Well-presented Second Floor Apartment
- Generous Living Room
- Well-equipped Dining Kitchen
- Double Bedroom with Built-in Wardrobes
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Landscaped Garden Grounds
- Allocated & Visitors' Parking

Viewing contact Peterkins
(01224) 428100

Ref: 47712/1

EPC: C Tax: C

Floor Area: 40m²

Tenure: Ownership

Description:

We are delighted to offer For Sale this **well-presented one-bedroom second 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; well-equipped dining kitchen; attractive double bedroom with built-in wardrobes; and modern shower room. 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, blinds, fridge/freezer, and washing machine will be included in the sale.

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. 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, taking 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. Upon entering, there is a site plan showing the location of the flats. Number 94 is located straight ahead until the end and the round to the left hand side.

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, gas meter and consumer unit; pendant light fitting; smoke detector; wall-mounted telephone entry system handset; and laminate flooring.

Living Room: 4.39m x 2.98m approx. (14'4" x 9'9" approx.) plus entrance

Generous living room with window overlooking the communal garden grounds and fitted with a venetian blind; smoke detector; pendant light fitting; radiator; laminate flooring; and door leading to the dining kitchen.

Dining Kitchen: 3.30m x 2.40m approx. (10'9" x 7'10" approx.)

The dining kitchen is fitted with an excellent range of base and wall-mounted units with co-ordinated work surfaces and tiling to splashback; heat detector; window overlooking the communal gardens and fitted with a venetian blind; stainless steel sink and drainer; gas hob; extractor fan; built-in electric oven; fridge/freezer; washing machine; wall mounted central heating controls; radiator; and laminate flooring.



Bedroom: 2.76m x 2.46m approx. (9' x 8' approx.) plus entrance.

Attractive double bedroom with a window fitted with a venetian blind again overlooking the communal garden grounds; built-in wardrobe with double mirrored sliding doors and a combination of clothes hanging rails and shelves; radiator; and laminate flooring. **Note:** the consumer unit is housed in the wardrobe.

Shower Room:

The shower room is fitted with a white three-piece suite comprising: corner shower unit with electric powered shower, aqua panelling and glass sliding doors, wash hand basin in vanity unit with aqua panelling to dado height behind and W.C with hidden cistern; extractor fan; pendant light fitting; towel rail; radiator; and laminate flooring.

Outside:

There are beautiful communal landscaped garden grounds around the development which are maintained by the factor for the development. **Note:** details of the Factor and the most recent factoring costs can be found within the Property Questionnaire section of the Home Report (accurate as of October 2025).

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.

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