



2 Fenerty Place, Aberdeen,  
AB24 2PR

Fixed Price £100,000

peterkins



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Aberdeen  
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- Self-Contained Ground Floor Flat
- Well-Appointed Living Room
- Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms with Built-in Wardrobes
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Small Rear Garden
- Ample Residents' Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 47608/1

EPC: Band B

Council Tax: Band C

Tenure: Ownership

**Description:**

We are pleased to offer for sale this **self-contained ground floor flat** which enjoys a quiet position within a modern courtyard style development, close to local amenities. The property is decorated in neutral tones and has a light and airy feel throughout. The generous accommodation comprises of: Entrance vestibule; hallway; well-appointed living room; fitted kitchen with integrated appliances; two double bedrooms with built-in wardrobes; bathroom with an over bath shower. Outside there is a small garden to the rear and ample residents' parking. 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:**

Fenerty Place forms part of the Donside urban village, situated in a convenient location on the outskirts of the City Centre. The apartment forms part of a contemporary community of individual home styles situated in a peaceful setting overlooking the River Don and the woodland beyond. The Don crossing is located nearby, making all parts of the city readily accessible, including Aberdeen Airport. The area is well served by local shops and public transport facilities and is very convenient and within easy walking distance of Aberdeen University and North East Scotland College; picturesque Seaton Park and the historic St Machar Cathedral. The area is close to the River Don where lovely nature walks can be enjoyed.

**Directions:**

From the East End of Union Street exit onto King Street. Continue straight ahead at the traffic lights and on reaching St Machar roundabout take the first exit onto St Machar Drive. At the third set of traffic lights turn right onto Tillydrone Avenue and proceed for some distance taking the third right onto Papermill Drive. Follow the road round onto Papermill Avenue and take the first road on the right onto Cruives Walk and then second left onto Papermill Grove. Fenerty Place is the fourth road on the left and number 2 is identified by our "For Sale" sign.

**The accommodation comprises of:-**

**Entrance Vestibule:**

A part glazed exterior door gives access to the entrance vestibule; built-in double storage cupboard housing the consumer unit and electricity meter; radiator; pendant light fitting; wood effect vinyl flooring; door leading to the hallway.

**Hallway:**

Centrally positioned hallway; wall mounted central heating thermostat; radiator; smoke detector; pendant light fitting; wood effect vinyl flooring; a glazed door leads to the living room.

**Living Room: 12'5 x 11'7 (3.78m x 3.52m) approx.**

Well-appointed living room with a front aspect; full length double window fitted with shutter blinds; radiator; pendant light fitting; wood effect vinyl flooring; door leading to the kitchen.



**Kitchen:** 11'7 x 8'0 (3.52m x 2.45m) approx.

The superb kitchen is fitted with an excellent range of black high gloss base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with an additional glass splashback behind; stainless steel chimney style extractor hood; built-in oven; wall cabinet housing the central heating boiler; integrated fridge/freezer and washing machine; window to the front of the property fitted with a roller blind; radiator; heat and CO detectors; downlighters; wood effect vinyl flooring.

**Bedroom 1:** 10'8 x 10'1 (3.25m x 3.07m) approx.

Spacious double bedroom overlooking the rear of the property; window fitted with a roller blind; built-in wardrobe providing good hanging and storage space; radiator; pendant light fitting; wood effect vinyl flooring.

**Bedroom 2:** 10'2 x 10'1 (3.09m x 3.07m) approx.

Good sized second double bedroom with a window to the rear of the flat fitted with a roller blind; built-in wardrobe providing good hanging and storage space; radiator; pendant light fitting; wood effect vinyl flooring.

**Bathroom:**

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead mixer shower and glass shower screen; wall tiles around the bath; shaver point; radiator; extractor fan; ceiling light fitting; wood effect vinyl flooring.

**Outside:**

There is a small area of garden to the rear of the flat which is well stocked with shrubs. **Note:** The gas meter is located outside.

**Parking:**

Ample residents' parking can be found at the front of the property.

Do you want the best mortgage for you?

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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**

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