



59 Sunnyside Road, Aberdeen,
AB24 3LT

Fixed Price £136,000

peterkins



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- Self-Contained Ground Floor Flat
- Generously Proportioned Living Room
- Dining Kitchen
- Utility Room
- Two Double Bedrooms
- Shower Room
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Gardens to the Front & Rear
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 40227/2

EPC: Band D

Council Tax: D

Tenure: Ownership

Description:

We are pleased to offer for sale this **two-bedroom self-contained ground floor flat** which forms part of a traditional granite building within a popular area of the city, close to local amenities. The spacious accommodation comprises of: Entrance vestibule; hallway; generously proportioned living room with a bay window; dining kitchen with appliances; two double bedrooms; shower room; bathroom with an over bath shower. Outside there is on street permit parking and gardens to the front and rear of the flat. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods; light fittings and curtains will be included in the sale. **Note:** The furniture/furnishings may also be purchased by separate negotiation.

Location:

Sunnyside Road is situated in a well-established area lying towards the north of Aberdeen City Centre. The property is close to the retail parks at Kittybrewster/Berryden and also within easy walking distance of Sunnybank Primary School and the Aberdeen University Campus at Old Aberdeen. A regular bus service runs nearby and there are several convenience stores in the neighbourhood. In addition, Aberdeen Airport together with the Bridge of Don and Dyce business parks are easily accessible. The flat is directly opposite Sunnybank Park.

Directions:

From George Street carry onto Powis Place. At the traffic lights turn right onto Bedford Road, then take the third right onto Sunnyside Road. Number 59 is located towards the end of the road on the corner as indicated by our "For Sale" sign.

Entrance Vestibule:

A part glazed exterior door with fanlight gives access to the entrance vestibule; electric meter cupboard; coat hooks; wall light; ceiling cornice; matwell; stripped and varnished wood floor; a glass panelled door leads through to the hallway.

Hallway:

Centrally positioned hallway with all accommodation leading off; radiator with shelf above; smoke detector; ceiling cornice; two pendant light fittings; wooden flooring; glass panelled door to the living room.

Living Room: 17'0 x 15'1 (5.17m x 4.59m) approx.

Generously proportioned living room with a bay window to the front of the property fitted with "Venetian" blinds; feature inset electric fire; radiator; two wall lights; smoke detector; ceiling rose and cornice; five branch ceiling light fitting; wooden flooring. **Note:** The television wall bracket will remain.

Dining Kitchen: 12'10 x 11'7 (3.90m x 3.53m) approx.

The well-equipped kitchen is fitted with a range of base and wall mounted cabinets linked by work surfaces and ceramic wall tiles; wine rack; 1.5 x stainless steel sink and drainer with a mixer tap; five ring gas hob with and extractor fan above; built-in oven; fridge/freezer; dishwasher; space for a dining table and chairs; window overlooking the rear garden fitted with "Venetian" blinds; two wall mounted shelves; radiator; heat and CO detectors; ceiling cornice; spotlights; drop pendant light fitting; tile effect vinyl flooring; a glass panelled door leads to the utility room.

Utility Room: 5'5 x 5'2 (1.64m x 1.58m) approx.

Functional utility room fitted with a base unit and work surface; built-in storage cupboards; wall mounted shelving unit; ceiling light fitting; vinyl flooring; a part glazed uPVC exterior door gives accessed to the rear garden.



Bedroom 1: 13'6 x 10'6 (4.12m x 3.19m) approx.

Spacious double bedroom with a front aspect; window fitted with "Venetian" blinds; fitted bedroom furniture; radiator; wall light; picture rail; ceiling rose and cornice; pendant light fitting; wooden flooring.

Bedroom 2: 15'0 x 11'7 (4.58m x 3.52m) approx.

Generous second double bedroom with a window to the side of the flat fitted with "Venetian" blinds; radiator; ceiling rose and cornice; pendant light fitting; laminate flooring.

Bathroom:

Modern bathroom 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 mixer shower and glass shower screen; fully aqua panelled; wall mounted mirror; shaver point; frosted window to the rear of the property; radiator; two wall lights; downlighters; laminate flooring.

Shower Room:

The shower room is fitted with a three-piece suite comprising of: W.C., wash hand basin with pedestal and shower unit complete with a mixer shower and folding door; wall tiles; built-in storage cupboard with louvre door; wall mounted mirror and glass display shelf; shaver point; radiator; extractor fan; halogen light fitting; tiled floor.

Outside:

The front garden is well stocked with mature shrubs.

The enclosed rear garden has exclusive/shared areas and is mainly laid to grass.

Cellar/Basement:

There is a cellar pertaining to the property together with a shared basement. The basement/cellar offers a lot of space for storage and the cellar can be used as workshop.

Parking:

There is ample on street permit parking available on Sunnyside Road. Residents can apply for a permit from Aberdeen City Council for which an annual charge is applicable.

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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.

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