



38 Cornhill Gardens,
Aberdeen, AB16 5YH

Offers Over £75,000

peterkins



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AB16 5YH

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- Extremely Spacious First Floor Flat
- Generously Proportioned Living Room
- Breakfast Kitchen with Appliances
- Two Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Exclusive Store
- Residents' Car Park
- Communal Gardens

Viewing contact Peterkins
(01224) 428100

Ref: 47823/1

EPC: B

Council Tax: Band B

Tenure: Ownership

Description:

We are pleased to offer for sale this **extremely spacious two-bedroom first floor flat** which is situated in a quiet residential location within a popular area of the city. The property has been freshly decorated throughout and would make an ideal purchase for a first-time buyer or buy-to-let investor. The generous accommodation comprises of: Hallway with great storage; living room; breakfast kitchen with appliances; two double bedrooms; modern shower room. Outside there is an exclusive store, a residents' car park and communal garden grounds which are maintained by Aberdeen City Council. The property benefits from a security entry system, gas central heating system and double glazing. The fitted flooring, white goods, light fittings, curtains and kitchen blind will be included in the sale.

Note: The furniture and furnishings may also be purchased by separate negotiation.

Location:

Cornhill Gardens has easy accessibility to most parts of the city and is within a minute's walk of Cornhill primary school. The location is particularly convenient for Foresterhill Hospital, the offices in the West End of the city and the specialty shops in Rosemount. The Westburn and Victoria Parks with their many sporting and recreational attractions are also located in the vicinity. In addition, there is a regular public transport service to the City Centre and beyond.

Directions:

Travel north on Anderson Drive and upon reaching the roundabout at Provost Fraser Drive take the third exit onto Cairncry Road. Turn right onto Brierfield Road and then left onto Cornhill Gardens, number 38 is located on the left as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

The shared entrance has a staircase leading to all floors and is accessed via a security entry system; exclusive store located outside the flat with power and light installed.

Hallway:

A part double glazed exterior door gives access to the centrally positioned hallway; built-in storage cupboard; electric meter cupboard; wall mounted security entry handset and mirror; coat hooks; smoke detector; ceiling light fitting; laminate flooring; a part glazed door leads to the living room.

Living Room: 17'6 x 9'7 (5.34m x 2.92m) approx.

Generously proportioned living room with a window to the rear of the property; wall mounted "Hive" central heating controls; ample space for a dining table and chairs; radiator; smoke detector; ceiling cornice; ceiling light fitting; laminate flooring.



Breakfast Kitchen: 13'2 x 5'6 (4.01m x 1.67m) approx.

The breakfast kitchen is fitted with a good range of black high gloss base and wall mounted cabinets complimented by contrasting work surfaces and upstands; wine rack; breakfast bar; plinth LED lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a splashback behind; built-in oven; stainless steel chimney style extractor hood; washer/dryer; slimline dishwasher; integrated fridge/freezer; two wall mounted pot racks with hooks; window to the rear of the flat fitted with a roller blind; base cabinet housing the gas meter; radiator; heat detector; fluorescent strip light; laminate flooring.

Bedroom 1: 12'7 x 10'9 (3.83m x 3.27m) approx.

Exceptionally spacious double window with a front aspect; wall-to-wall built-in wardrobes provides excellent hanging/storage space and also houses the central heating boiler; CO detector; radiator; ceiling light fitting; fitted carpet.

Bedroom 2: 12'7 x 8'2 (3.83m x 2.50m) approx.

Good sized second double bedroom overlooking the front of the property; super-fast fibre terminal; radiator; ceiling light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and a large, tiled shower enclosure complete with a mixer shower; aqua panelling behind the sink; frosted window to the rear of the property; wall mounted mirror; two chrome towel rails; radiator; vinyl flooring.

Outside/Parking:

The building forms part of a mature residential development with a large residents' car park to the front of the building. The communal garden grounds and drying area are maintained by Aberdeen City Council.



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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