



34 Papermill Avenue,
Aberdeen, AB24 2PB

Offers Over £110,000

peterkins



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- Superb Ground Floor Apartment
- Well-Appointed Living Room
- Dining Kitchen with Appliances
- Two Double Bedrooms with Built-In Wardrobes
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Rear Garden
- Ample Residents' Parking

Viewing contact Peterkins
(01224) 428100

Ref: 36709/2
EPC: B

Council Tax: Band C
Tenure: Ownership

Description:

We are delighted to offer for sale this superb **two-bedroom ground floor apartment** which forms part of a purpose-built development built by Chap Homes. The property has a tranquil setting with lovely views over the River Don would make an ideal purchase for a first-time buyer or buy-to-let investor. The spacious accommodation comprises of: Vestibule with good storage; hallway with space for a desk; well-appointed living room; dining kitchen with appliances; two double bedrooms with built-in wardrobes; modern bathroom with an over bath shower. Outside there is ample resident's parking and a communal garden to the rear of the building. The property benefits from a security entry system, gas central heating system and double glazing. The fitted flooring, light fittings, white goods and blinds will be included in the sale.

*** Note: Some images contain virtual furniture/furnishings.**

Location:

Papermill Avenue 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, North East Scotland College, picturesque Seaton Park and the historic St Machar Cathedral.

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 number 34 is situated on the right as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

The well-maintained shared entrance is accessed via a security entry system.

Vestibule:

A hardwood exterior door gives access to the vestibule; large double storage cupboard housing the electric meter and consumer unit; radiator; smoke detector; pendant light fitting; fitted carpet; a glass panelled door leads to the hallway.

Hallway:

The spacious hallway has all accommodation leading off; space for a desk; wall mounted door entry handset; radiator; smoke detector; pendant light fitting; fitted carpet.

Living Room: 11'11 x 11'6 (3.62m x 3.50m) approx.

Well-appointed living room with a wonderful open aspect to the front of the property; full length window fitted with "Venetian" blinds; fibre terminal; wall mounted central heating thermostat; bar spotlight fitting; fitted carpet.



Dining Kitchen: 11'6 x 10'7 (3.50m x 3.22m) approx.

The superb dining kitchen is fitted with an excellent range of cream high gloss base and wall mounted cabinets linked by wood effect work surfaces and ceramic wall tiles; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood; built-in oven; washing machine; integrated fridge/freezer; wall cabinet housing the central heating boiler; full length window to the front of the apartment fitted with "Venetian" blinds; radiator; heat and CO detectors; bar spotlight fitting; wood effect vinyl flooring.

Bedroom 1: 11'1 x 10'8 (3.37m x 3.26m) approx.

Generous double bedroom with a rear garden aspect; full length window fitted with a roller blind; built-in wardrobe providing great hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 11'1 x 10'2 (3.37m x 3.10m) approx.

The good sized second double bedroom overlooking the rear garden; full length window fitted with a roller blind; built-in wardrobe providing good hanging and storage facilities; radiator; pendant light fitting; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with a mixer shower and shower curtain; wall tiles around suite; shaver point; wall mounted mirrored medicine cabinet; radiator; "Xpelair" extractor fan; chrome fixture and fittings; three branch ceiling light fitting; vinyl flooring.

Outside:

There is a communal garden to the rear of the property with a drying area and bicycle store. **Note:** The gas meter is located at the front of the building.

Parking:

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

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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