



7 Dee Place, FFF, Aberdeen,
AB11 6EF

Offers Over £85,000

peterkins



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Aberdeen,
AB11 6EF

Offers Over £85,000

- Spacious First Floor Flat
- “Grade B” Listed Building
- Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Shared Store/Utility Room
- Gas Central Heating
- Sash & Case Single Glazed Windows
- Communal Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48002/1

EPC: Band C

Council Tax: Band B

Tenure: Ownership

Description:

We are pleased to offer for sale this spacious **two-bedroom first floor flat** which forms part of a “Grade B” granite listed with its common areas protected by a security entry system. Located within the heart of the City Centre, the property is well-presented and would make a fantastic purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Entrance hallway; living room; fitted kitchen; two double bedrooms; bathroom with an over bath shower. Outside there is a communal rear garden, shared store/utility room on the half landing and on street permit parking. Heating is provided by a gas central heating system and the sash and case windows are single glazed. The fitted flooring, white goods, light fittings, television bracket in the living room and curtains will be included in the sale. **Note:** The furniture and furnishings may also be purchased by separate negotiation.

Location:

Dee Place is perfectly located to enjoy the wealth of amenities available in the City Centre, which include a variety of retail outlets, a wide choice of reputable restaurants, fashionable wine bars, multi-plex cinemas, and private fitness clubs. The Mall at Union Square, railway station, and bus depot offering excellent transport links, are all within a short walk of the property, whilst the open spaces at Duthie Park and its acclaimed Winter Gardens are also within easy reach.

Directions:

From Union Street turn into Dee Street, continue to the end of the road then turn left onto Dee Place. Number 7 is situated on the right-hand side of the road as indicated by our “For Sale” sign.

Entrance:

The shared entrance is accessed via a security entry system; staircase leads to all floors.

Hallway:

A hardwood exterior door with fanlight and glazed panel above gives access to the centrally positioned hallway with all accommodation leading off; built-in shelved storage cupboard housing the gas meter with additional storage above; electric meter cupboard; wall mounted security entry handset and central heating thermostat; coat hooks; smoke detector; ceiling cornice; ceiling light fitting; deep skirting boards; newly fitted carpet.

Living Room: 11’2 x 8’10 (3.41m x 2.69m) approx.

The living room has a tall sash and case window to the front of the property; shelved recess; radiator and cover; ceiling cornice; pendant light fitting; deep skirting boards; fitted carpet. **Note:** The wall mounted television will be removed but the bracket will remain.

Kitchen: 13’7 x 6’0 (4.14m x 1.83m) approx.

The kitchen is fitted with base and wall mounted glass cabinets linked by a wood work surface and wall tiles; gas hob with a stainless steel chimney style extractor hood; built-in oven; deep ceramic sink with a mixer tap; fridge/freezer; slimline dishwasher; tall sash and case window to the rear of the flat; radiator; ceiling cornice; heat detector; vinyl flooring.



Bedroom 1: 10'4 x 9'11 (3.16m x 3.01m) approx.

Generous double bedroom with a tall sash and case window to the front of the property; shelved recess; radiator; ceiling cornice; pendant light fitting; deep skirting boards; fitted carpet.

Bedroom 2: 13'6 x 11'9 (4.12m x 3.56m) approx.

Bright and airy second double bedroom with a rear garden aspect; tall sash and case window; shelved recess; radiator; smoke detector; ceiling cornice; pendant light fitting; deep skirting boards; newly fitted carpet.

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 electric shower and glass shower screen; wall tiles around suite; wall mounted mirror; radiator; extractor fan; deep skirting boards; tiled floor.

Store/Utility Room: 8'10 x 8'3 (2.68m x 2.52m) approx.

Located on the half landing in the communal hallway is a shared store which is currently being utilised as a utility room; washing machine; traditional clothes pulley; double window overlooking the rear garden; skylight; electric panel heater; pendant light fitting; fitted carpet.

Outside:

There is a communal garden to the rear of the building together with an exclusive shed.

Parking:

Ample on street permit parking is available on Dee Street and Dee Place. Residents can apply for a permit from Aberdeen City Council for which an annual charge is applicable.



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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