



28 Portland Street, FFL,
Aberdeen, AB11 6LJ

Offers Over £95,000

peterkins



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- Terrific First Floor Flat
- Generously Proportioned Living Room
- Breakfast Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Electric Heating
- Double Glazing
- Security Entry System
- Shared Rear Garden
- Exclusive Store in Basement
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48082/1

EPC: D

Council Tax: Band B

Tenure: Ownership

Description:

We are delighted to offer for sale this terrific **two-bedroom first floor flat** which forms part of a traditional granite building with its common areas protected by a security entry system. The property is presented in a “ready to move into” condition and benefits from high ceilings, fresh décor and new carpets in the bedrooms. The spacious accommodation comprises of: Hallway; living room; breakfast kitchen; two double bedrooms; shower room. Outside there is a shared rear garden, exclusive store within the basement and on street permit parking. Heating is provided by modern electric heaters and all windows are double glazed. The fitted flooring and light fittings will be included in the sale.

Location:

Portland Street is perfectly located to enjoy the wealth of amenities available in the City Centre and Ferryhill area, 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:

Travelling from Union Street proceed onto Crown Street, follow the road and turn left after the traffic lights onto Portland Street. Number 28 is located towards the end of the road on the right as indicated by our “For Sale” sign.

Entrance:

The well-maintained communal hallway has a staircase leading to all floors and is protected by a security entry system.

Hallway:

A hardwood exterior door with glazed panel above gives access to the welcoming hallway; high level electric meter cupboard; wall mounted security door entry handset; electric heater; smoke detector; ceiling cornice; halogen bar style light fitting; laminate flooring.

Living Room: 12'4 x 12'10 (3.77m x 3.92m) approx.

Generously proportioned living room with a tall window to the front of the property; two alcoves with low-level storage cupboards; fibre terminal; electric heater; smoke detector; drop pendant light fitting; laminate flooring.

Breakfast Kitchen: 12'4 x 9'2 (3.75m x 2.80m) approx.

Well-equipped breakfast kitchen fitted with a range of high gloss beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; breakfast bar; stainless steel sink and drainer with a mixer tap; space for a cooker, fridge, freezer and washing machine; stainless steel chimney style extractor hood; tall window; electric heater; heat detector; ceiling cornice; downlighters; vinyl flooring.



Bedroom 1: 12'10 x 10'8 (3.92m x 3.26m) approx.

Bright and airy double bedroom with a rear aspect; tall window; built-in storage cupboard; electric heater; ceiling cornice; pendant light fitting; fitted carpet.

Bedroom 2: 10'5 x 10'5 (3.18m x 3.17m) approx.

Good sized second double bedroom with a tall window overlooking the communal rear garden; electric heater; ceiling cornice; pendant light fitting; fitted carpet.

Shower Room:

Modern and roomy shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and an aqua panelled shower unit complete with an electric shower; wall tiles to dado height; built-in storage cupboards, one housing the water heater; large wall mounted mirror; electric heater; extractor fan; ceiling cornice; ceiling light fitting; vinyl flooring.

Outside:

The well-maintained communal rear garden is mainly laid to grass with a paved patio area. There is also an exclusive store within the basement.

Parking:

Residents can apply for a parking permit from Aberdeen City Council for which an annual fee is chargeable.



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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