



33B Walker Road, Torry,  
Aberdeen, AB11 8DN

Offers Over £

**peterkins**



33B Walker Road,  
Torry, Aberdeen,  
AB11 8DN

## Offers Over £

- Spacious Ground Floor Flat
- Generous Living Room
- Well-Equipped Kitchen & White Goods
- One Double Bedroom with Built-In Wardrobes
- Bathroom with an Over Bath Electric Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Private Front Garden & Shared Rear Garden
- Exclusive Outhouse & Store
- On Street Parking

Viewing contact Peterkins  
(01224) 428100

Ref: TBC

EPC: TBC

Council Tax: Band A

Tenure: Ownership

### Description:

Situated within a well-established area of Torry, we offer for sale this **one-bedroom ground floor flat** which forms part of a traditional granite building with its common areas protected by a security entry system. Representing the ideal purchase for a first-time buyer or buy-to-let investor the spacious accommodation comprises of: Hallway; generous living room; well-equipped kitchen with appliances; bright and airy double bedroom with built-in wardrobes; bathroom with an over bath electric shower. Outside there is on street parking, an exclusive front garden and shared rear garden. In addition, there is an exclusive outhouse and store within the communal hallway. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

### Location:

Walker Road is situated in the thriving community of Torry, which is separated from the heart of Aberdeen by the River Dee. The area is well served by local shops and public transport facilities and offers easy access to City Centre with the location being particularly convenient for access to Union Square and the Rail and Bus Stations, and for those working at the oil related offices on the south side of the city. There is also an active social and recreational life with facilities ranging from swimming pool, community centre and golf course.

### Directions:

On crossing the Victoria Bridge into Torry continue through the first and second set of traffic lights on Victoria Road then turn right onto Walker Road. The property is situated a short distance along on the left as indicated by our "For Sale" sign.

### The accommodation comprises of:-

#### Entrance:

The communal entrance is accessed via a security entry system and has a staircase leading to all floors. There is also a shared store located on the ground floor.

#### Hallway:

A hardwood exterior door gives access to the hallway; wall mounted door entry handset; high level electric meter cupboard; radiator; coat hooks; pendant light fitting; laminate flooring.

#### Living Room: 4.58m x 3.42m (15'0" x 11'3") approx.

The generous living room is positioned to the rear of the building; window fitted with vertical blinds; alcove; radiator; picture rail; pendant light fitting; laminate flooring; door leading to the kitchen.

#### Kitchen: 2.58m x 1.63m (8'6" x 5'4") approx.

Well-equipped kitchen fitted with grey base and wall mounted cabinet linked by co-ordinated work surfaces and ceramic wall tiles; wine rack; 1.5 x stainless sink and drainer with a mixer tap; electric cooker; fridge/freezer; washing machine; window overlooking the communal rear garden fitted with a roller blind; radiator; halogen light fitting; laminate flooring.



**Bedroom:** 3.60m x 3.22m (11'10" x 10'7") approx.

Bright and airy double bedroom with a picture window to the front of the property; wall to wall built-in wardrobes with sliding mirrored doors provides great hanging and storage space and houses the central heating boiler; additional storage above; radiator; ceiling cornice; ceiling light fitting; laminate flooring.

**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 over bath electric shower; ceramic wall tiles around bath; wood panelled walls; wall mounted mirrored medicine cabinet; radiator; extractor fan; vinyl flooring.

**Outside:**

There is a private area of garden to the front of the property and a shared garden to the rear with an exclusive outhouse and disused WWII air raid shelter. **Note:** The gas meter is located at the front of the building.

**Parking:**

There is ample on street parking available on Walker Road.



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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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