



28 Isla Place, Mastrick,
Aberdeen, AB16 6TE

FIXED PRICE £115,000
£10,000 Below Home Report Value
(as at 01.08.2025)

peterkins



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- Mid-Terraced Dwellinghouse
- Well-Proportioned Living Room
- Recently Installed Kitchen
- Two Double Bedrooms
- Modern Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Partly Floored Loft
- Front & Rear Gardens
- On Street Parking

Viewing contact Peterkins
On (01224) 428100

Ref: 48132/1

EPC: Band C

Council Tax: Band B

Tenure: Ownership

Description:

We have the pleasure offering for sale this **two-bedroom mid-terraced dwellinghouse** situated to the north of Aberdeen, close to local amenities. Presented in good condition the property boasts a recently installed kitchen and modern bathroom. The accommodation spans over two floors and comprises of: Hallway with staircase leading to the upper floor; well-proportioned living room with feature electric stove; fitted kitchen with rear garden access. Upper Floor: Two double bedrooms; bathroom with an over bath shower; access to the partly floored loft. Outside there are front and rear gardens together with on street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale.

Location:

Isla Place is situated within the well-established residential area of Mastrick, which has a wide range of local amenities including shops, a medical centre, nursery, primary and secondary schools all within walking distance. The hospital complex at Foresterhill is also closeby and the subjects enjoy easy access to Anderson Drive, and to the business centers to the north and south of the city as well as Aberdeen Airport. The City Centre is a 5/10 minutes' drive from the property and regular public transport is readily available.

Directions:

Travelling north on Anderson Drive turn left at the traffic lights onto the Langstracht. Follow the road for some distance taking a right onto Springhill Road then take the sixth road on the right onto Ythan Road. Isla Place is the next road on the right and number 28 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

Entrance Hallway:

A part glazed wooden exterior door gives access to the entrance hallway; a carpeted staircase with handrail leads to the upper floor; under stair storage cupboard; electric meter cupboard; window to the front of the house; radiator; wall mounted shelf; smoke detector; pendant light fitting; fitted carpet.

Living Room: 19'1 x 10'2 (5.81m x 3.11m) approx.

Well-proportioned living room with a wonderful dual aspect allowing an abundance of natural light flow into the room; windows to the front and rear of the house; feature electric stove; radiator; smoke detector; two pendant light fitting; fitted carpet.

Kitchen: 10'4 x 9'6 (3.14m x 2.89m) approx.

Recently installed kitchen fitted with an excellent range of dove grey base and wall mounted cabinets complimented by wood effect wood surfaces, upstands and splashbacks; wine rack; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob with a glass splashback; built-in oven; window with a built-in extractor fan and roller blind overlooks the rear garden; heat detector; bar style light fitting; laminate flooring; a part glazed wooden exterior door leads out to the rear garden. **Note:** The fridge/freezer and washing machine will not be included in the sale.



Upper Hallway:

Access to the partly floored loft via a hatch with “Ramsay” ladder; smoke detector; pendant light fitting; fitted carpet.

Bedroom 1: 15'0 x 9'3 (4.56m x 2.82m) approx.

Generously proportioned double bedroom with two windows to the front of the property fitted with roller blinds; built-in cupboard housing the central heating boiler; radiator; two pendant light fittings; fitted carpet.

Bedroom 2: 9'4 x 9'3 (2.84m x 2.82m) approx.

Spacious second double bedroom with a rear garden aspect; double window; built-in wardrobe with sliding doors; built-in shelved storage cupboard; pendant light fitting; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with an over bath mixer shower and shower curtain; marble effect aqua panels around suite; frosted window fitted with a roller blind to the rear of the house; radiator; ceiling light fitting; laminate flooring.

Outside:

The front garden is mainly laid to grass with a boundary hedge and borders stocked with flowering plants. There is a shared pathway to the side.

The fully enclosed rear garden is also mainly laid to grass with raised beds, a vegetable patch, well-established shrub borders, an outdoor water tap and timber garden shed. A garden gate gives access round the side of the building.

Parking:

There is on street parking available to the front of the property.

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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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