



46 Cadenhead Place, Aberdeen,  
AB25 3AH

Offers Over £69,500

**peterkins**



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- Spacious Top Floor Flat
- Generously Proportioned Living Room
- Fitted Kitchen with Access to Veranda
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Rear Garden
- On Street Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 43134/2

EPC: C

Council Tax: Band C

Tenure: Ownership

**Description:**

We have the pleasure in offering for sale this spacious **top floor flat** which forms part of tenement building with its common areas protected by a security entry system. The property represents an ideal purchase for a first-time buyer or buy-to-let investor and comprises of: Hallway; generously proportioned living room; fitted kitchen with access to veranda; two double bedrooms with built-in wardrobes; bathroom with an over bath shower. 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:**

Cadenhead Place is located within easy reach of the Forresterhill Complex and Aberdeen University with an excellent range of shopping amenities available in the nearby retail parks. Easy access available to various parts of the city and excellent public transport facilities are available close by.

**Directions:**

Travel north along George Street through the three sets of traffic lights onto Powis Terrace. Proceed through the next set of traffic lights then turn left onto Ashgrove Road and at the junction continue straight ahead, then take the fourth road on the right onto Beattie Avenue. Cadenhead Place is the next road on the right and number 46 is situated at the end of street on the right-hand side as indicated by our "For Sale" sign.

**Entrance:**

The shared entrance has a staircase leading to all floors and is accessed via a security entry system.

**Hallway:**

A uPVC exterior door gives access to the central hallway; electric meter cupboard; built-in cupboard housing the central heating boiler; wall mounted door entry handset; radiator; smoke and CO detectors; coat hooks; ceiling cornice; pendant light fitting; laminate flooring.

**Living Room: 15'9 x 11'9 (4.80m x 3.58m) approx.**

Generously proportioned living room with a double window fitted with a roller blind overlooking the communal rear garden; wall mounted television bracket; radiator; three branch ceiling light fitting; laminate flooring.

**Kitchen: 11'1 x 10'8 (3.39m x 3.23m) approx.**

The kitchen is fitted with a good range of base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; stainless steel sink and drainer with a mixer tap; electric cooker with a stainless steel splashback; "American" style fridge/freezer; tumble dryer; plumbed for a washing machine; window to the rear of the property fitted with a roller blind; radiator; heat detector; three branch ceiling light fitting; vinyl flooring; door leading to the veranda.



**Bedroom 1: 15'0 x 9'10 (4.57m x 2.99m) approx.**

Spacious double bedroom with a front aspect; double window; built-in wardrobe; wall mounted television bracket; radiator; pendant light fitting; fitted carpet.

**Bedroom 2: 11'10 x 9'10 (3.60m x 2.99m) approx.**

Good sized second double bedroom is also positioned to the front of the flat; built-in wardrobe; radiator; pendant light fitting; fitted carpet.

**Bathroom:**

The bathroom is fitted with a white three-piece suite comprising of: W.C. with concealed cistern, wash hand basin and bath complete with an over bath electric shower and glass shower screen; wall tiles around suite; frosted window to the rear of the property fitted with a roller blind; radiator; laminate flooring.

**Outside:**

The communal rear garden is well-maintained and mainly to grass.

**Parking:**

There is ample on street parking available at the front of the building.



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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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