



37 Albury Mansions, Aberdeen,
AB11 6TJ

Offers Over £160,000

peterkins



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- Executive First Floor Apartment
- Generously Living Room with Feature Bay Window
- Dining Kitchen with Appliances
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Door Entry System
- Communal Landscaped Garden Grounds
- Ample Communal & Visitor's Parking

Viewing contact Peterkins
on (01224) 428100

Ref: 42583/3

EPC: B

Council Tax: Band E

Tenure: Ownership

Description:

We have the pleasure in offering for sale this **executive two-bedroom first floor apartment** which forms part of an exclusive gated development with its common areas protected by a security entry system. The apartment itself has a spacious and airy feel throughout and is decorated in neutral tones complimented by self-coloured floor coverings. The accommodation comprises: Hallway; generously proportioned living room with feature bay window; dining kitchen with appliances; master bedroom with wall-to-wall built-in wardrobes and an en-suite shower room; further double bedroom; bathroom with an over bath shower. Outside there are communal landscaped garden grounds around the development which are maintained by the Factor for the development. There are also communal and visitors' parking spaces within the resident's car park. 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:

Albury Mansions is situated with Ferryhill, a sought-after residential area which is within easy walking distance of the City Centre, Union Square, the bus/railway stations and the open spaces of the Duthie Park and award-winning Winter Gardens. The area has its own identity with local shops, primary school/nurseries, library, community centre, sports facilities and a regular public transport is available nearby.

Directions:

Travelling west on Union Street, turn left onto Bon-Accord Street and at the traffic lights turn right onto Willowbank Road. Continue for a short distance taking the first road on the left onto Albury Road. Albury Mansions is situated on the right-hand side of the road through the gated entrance.

Entrance:

The well-maintained shared entrance is accessed via a security entry system. **Note:** The electricity meter is located within a secure cupboard outside the apartment.

Hallway:

A hardwood exterior door gives access to the centrally positioned hallway; large built-in storage cupboard housing the gas meter; built-in cupboard housing the consumer unit; wall mounted door entry handset; radiator; ceiling cornice; smoke detector; pendant light fitting; fitted carpet.

Living Room: 16'5 x 13'4 (5.01m x 4.07m) approx.

Generously proportioned living room with a wonderful bay window overlooking the front of the property; wall mounted central heating controls; smoke detector; ceiling cornice; three branch ceiling light fitting; fitted carpet.

Dining Kitchen: 10'4 x 8'4 (3.16m x 2.55m) approx.

The dining kitchen is fitted with an excellent range of oak effect base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; fridge/freezer; washing machine; tumble dryer; wall cabinet housing the central heating boiler; window to the front of the apartment fitted with a roller blind; ample space for a dining table and chairs; radiator; extractor hood; heat and CO detectors; three branch spotlight fitting; vinyl flooring.



Master Bedroom: 17'5 x 8'2 (5.31m x 2.48m) approx. at widest points.

Spacious master bedroom with a rear aspect; window fitted with a roller blind; wall-to-wall wardrobes with sliding mirrored doors; radiator; three branch ceiling light fitting; fitted carpet.

En-Suite Shower Room:

The en-suite shower room is fitted with a white three-piece suite comprising: W.C.; wash hand basin with pedestal and a tiled shower unit complete with a mixer shower; wall tiles to dado height; shaver point; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Bedroom 2: 11'5 x 9'4 (3.48m x 2.85m) approx.

Good sized second double bedroom with a window to the rear of the apartment fitted with a roller blind; built-in mirrored wardrobes with sliding mirrored doors; radiator; pendant light fitting fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead mixer shower and glass shower screen; wall tiles to dado height and around bath; large wall mounted mirror with spotlights above; shaver point; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Outside:

There are communal landscaped garden grounds surrounding the development which are maintained by the Factor for the development.

Parking:

Ample communal and visitors' parking spaces are located within the secure residents' car park.



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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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