



57 Gairn Mews, Gairn Terrace,
Aberdeen, AB10 6FN

Offers Over £105,000

peterkins



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AB10 6FN

Offers Over £105,000

- Lovely Second Floor Flat
- Ideal for a First Time Buyer or Buy-to-Let Investor
- Generous Living / Dining Room
- Well Equipped Dining Kitchen with Appliances
- Two Double Bedrooms with Built-In Wardrobes
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Allocated & Visitors' Parking

Viewing contact Peterkins
(01224) 428100

Ref: 41592/2

EPC: C

Council Tax: D

Tenure: Ownership

Description:

We are delighted to offer for sale this lovely **two bedroom second floor flat** which forms part of a modern development close to the City Centre. The flat itself would make a fabulous purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Entrance hallway with built-in storage cupboard; generous living room with dining space; well-appointed dining kitchen with appliances; two double bedrooms with built-in wardrobes; newly installed modern shower room. Outside there are communal landscaped gardens maintained by the Factor for the development together with an allocated parking space and visitors' parking. The property benefits from a security entry system, gas central heating system and double glazing. All furniture / furnishings, fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Gairn Mews is situated in a popular part of the city within an area which is well served by local shops and public transport facilities. Being within relatively easy walking distance of the City Centre there are a wide range of pubs, clubs, restaurants and leisure facilities are all close to hand. The Duthie Park with its many attractions including the Winter Gardens is situated nearby, and the property is also well placed for the Robert Gordon's University campus and Gray's School of Art at Garthdee. Most parts of the city are readily accessible by a variety of arterial routes with the location being particularly convenient for the oil related offices in the south side of Aberdeen.

Directions:

From the West End of Union Street turn left onto Holburn Street. Continue for some distance through the two roundabouts and turn left (just before the suspended pedestrian bridge) onto Gairn Terrace. Proceed straight ahead at the cross junction and Gairn Mews is located on the left, with number 57 indicated by our "For Sale" sign.

Communal Entrance:

The well maintained communal entrance is accessed via a security door entry system with a staircase leading to all floors. The communal areas have large glass windows, providing an abundance of natural light into the area.

Entrance Hallway: 3.36m x 1.36m approx.

A hardwood exterior door gives access to the centrally positioned hallway; built-in cupboard providing excellent storage; wall mounted security door entry handset; radiator; smoke detector; spot light fitting; laminate flooring.

Living Room: 4.7m x 3.1m approx.

Generous living room with dining space featuring two windows fitted with venetian blinds to the front of the property allowing an abundance of natural light flow into the room; television bracket with television and surround sound system; radiator; smoke detector; pendant light fitting; laminate flooring; sliding door to the kitchen.



Dining Kitchen: 2.63m x 2.37m approx.

Well equipped dining kitchen fitted with a superb range of base and wall mounted cabinets linked by co-ordinated work surfaces and tiled splashback; stainless steel sink and drainer with a mixer tap; 4 ring gas hob; built-in electric oven; stainless steel chimney style extractor hood; integrated fridge/freezer; washing machine; wall cabinet housing Alpha central heating boiler; window to the front of the flat fitted with venetian blind; smoke and CO detectors; spotlight track light fitting; extractor fan; radiator; tiled flooring.

Bedroom 1: 3.1m x 3.37m approx.

Attractive double bedroom with a window to the rear of the property fitted with roller blind; built-in wardrobe with bi-folding mirrored doors with hanging rail and shelf; storage cupboard with hanging rail and shelf; radiator; television bracket; spot light fitting; laminate flooring.

Bedroom 2: 2.9m x 2.8m

Good sized second double bedroom again with a rear aspect; window with fitted venetian blind; built-in wardrobe with bi-folding mirrored doors, hanging rail and shelf; radiator; spot light fitting; laminate flooring.

Shower Room:

Recently installed modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern and laminate worktop, wash hand basin set into a vanity unit with storage drawers; half wall aqua panel and large mirror; fully aqua panelled shower unit complete with a mixer shower; extractor fan; shaver point; spotlight fitting; laminate flooring.

Outside:

The property is set within communal landscaped grounds which are maintained by the Factor for the development

Parking:

There is an allocated car parking space together with visitors' parking within the residents' car park.

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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