



37 Brierfield Terrace,
Aberdeen, AB16 5XT

Offers Over £70,000

peterkins



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- Spacious Top Floor Flat
- Wonderful City & Sea Views
- Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Gardens
- Resident's Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48164/1

EPC: C

Council Tax: A

Tenure: Ownership

Description:

Situated in a well-established area of the city, we present for sale this **two-bedroom top floor flat** with wonderful views over the city skyline and out to sea. The top floor location benefits from enhanced privacy, quietness and superior natural light. Offering generous storage and accommodation, the property comprises of: Hallway; living room; fitted kitchen; two double bedrooms; bathroom with an over bath shower. Outside there are communal garden grounds and residents parking. The property benefits from a security entry system, gas central heating system and double glazing. The fitted flooring, white goods, light fittings and blinds will be included in the sale. **Note:** Certain furniture and furnishings can also be included in the sale.

This move in ready property would make an ideal first-time purchase, buy-to-let investment, or convenient home for those working at Aberdeen Royal Infirmary and surrounding business districts with excellent transport links to Aberdeen City Centre.

Location:

Brierfield Terrace has easy accessibility to most parts of Aberdeen City and is within a short walk of Cornhill primary school. The location is particularly convenient for Aberdeen Royal Infirmary, the offices in the West End of the City and the specialty shops in Rosemount. The Westburn and Victoria Parks with their many sporting and recreational attractions are also located in the vicinity. In addition, there is a regular public transport service to the City Centre and beyond.

Directions:

Travel north on Anderson Drive and upon reaching the roundabout at Provost Fraser Drive take the third exit onto Cairncry Road. Turn right onto Brierfield Road and right again onto Brierfield Terrace. Number 37 is located on the left as indicated by our "For Sale" sign.

Entrance:

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

Hallway:

A part glazed exterior door gives access to the centrally positioned hallway; built-in cupboard housing the hot water tank; wall mounted door entry handset; hatch to the loft; radiator; smoke detector; ceiling cornice; pendant light fitting; fitted carpet.

Living Room: 18'0 x 9'6 (5.48m x 2.90m) approx.

Well-proportioned living room with a window to the front of the property; radiator; smoke detector; ceiling cornice; chandelier light fitting; laminate flooring.

Kitchen: 13'8 x 6'0 (4.16m x 1.82m) approx.

The kitchen is fitted with 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 chimney style extractor hood; washing machine; fridge/freezer; integrated dishwasher; window to the front of the flat; heat detector; pendant light fitting; tiled floor.



Bedroom 1: 13'3 x 11'0 (4.05m x 3.36m) approx.

Generously proportioned double bedroom with a rear aspect; large window; three built-in double bedrooms providing great hanging and storage facilities; radiator; five branch ceiling light fitting; laminate flooring.

Bedroom 2: 13'4 x 8'3 (4.07m x 2.52m) approx.

Generous second double bedroom with a window to the rear of the flat; radiator; three branch 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 with an overhead electric shower; wall tiles around suite; frosted window with roller blind; radiator; ceiling light fitting; laminate flooring.

Outside:

There are communal gardens surrounding the property and a drying area to the rear of the building.

Parking:

There are parking spaces available within the resident's 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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