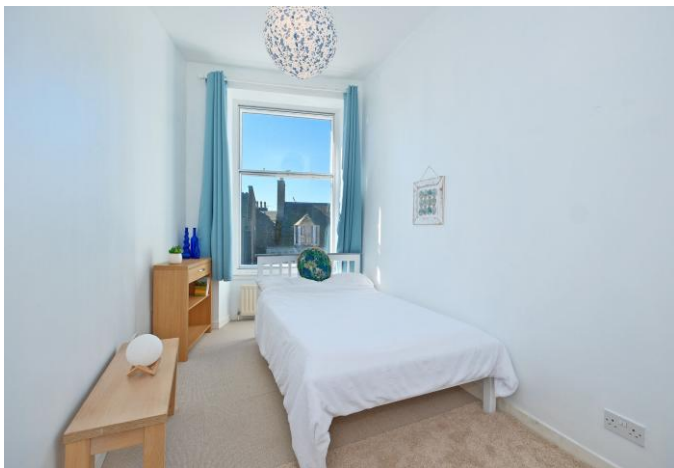




50E Schoolhill, Aberdeen,
AB10 1JQ

Offers Over £ 110,00

peterkins



50E Schoolhill,
Aberdeen,
AB10 1JQ

Offers Over £110,000

- Second Floor Flat in Central Location
- Bright & Airy Living/Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- On Street Permit Parking

Viewing Arrangements

contact Peterkins
01224 428100

Ref: 48147/1

EPC: C

Council Tax: Band C

Tenure: Ownership

Description:

Enjoying a superb central location, we are pleased to offer for sale this impressive **two-bedroom second floor flat** which forms part of a Grade B listed, traditional granite building with its common areas protected by a security entry system. Enjoying a corner position within the building, the flat has large sash and case windows to the side and front allowing an abundance of natural light into the rooms. Presented in immaculate condition the discerning purchaser will no doubt be impressed by the generously proportioned accommodation on offer. The bright and airy layout comprises of: Hall; living/dining room; modern breakfast kitchen with appliances; 2 double bedrooms; bathroom with an over bath shower. Worthy of note is the lovely view to the front of the building. Outside you will find an array of local shops, bars and restaurants a stone's throw away and parking is available by street permit. Heating is provided by way of a gas central heating system, and all windows are fitted with double glazing. The fitted flooring, light fittings, blinds and curtains will be included in the sale.

Location:

Schoolhill is located within the heart of the City Centre close to a wide choice of retail, social and leisure facilities whilst public transport on nearby Union Street provides easy access to other areas of the city. The train station and bus depot are both within short walking distance, as is the public Library, Aberdeen Art Gallery, His Majesty's Theatre and Union Terrace Gardens. A Sainsbury express supermarket is located nearby serving everyday needs.

Directions:

Heading towards the Castlegate on Union Street, turn left at the lights (before the bridge) to Union Terrace. At the next traffic lights, go right on to Rosemount Viaduct/Schoolhill and continue straight ahead at the mini roundabout. Number 50 is situated on the left-hand side of the road.

Entrance:

The well-maintained shared entrance and staircase to the upper floors is accessed via a security entry system. The second floor enjoys shared access with only 2 other properties.

Hall:

Hardwood exterior door leads to the welcoming hall with access to all accommodation; deep built in storage cupboard with shelves, light, power and housing washing machine; further built in storage cupboard also houses the electric meters; smoke detector; glow worm boiler; 6 lath Victorian clothes pulley; CO detector; 4 pendant light fittings; security entry handset; fitted carpet; radiator.

Living Room: 20'6 x 13'0 (6.24m x 3.96m) approx.

Superb living/dining room with 4 large sash and case windows fitted with double glazing provide pleasant front facing views allow an abundance of natural light to flood into the room; neutral walls, spotlight fitting; curtains and rails; fitted carpet; 2 radiators.



Kitchen: 13'0 x 6'2 (3.96m x 1.87m) approx.

Breakfast kitchen is equipped well and fitted with a range of white base and wall mounted cabinets linked by marble effect worktop surfaces and splashback boards; under counter led lighting; built-in electric oven; induction four ring hob; stainless steel chimney style cooker hood; integrated fridge freezer and dishwasher; inset 1.5 sink and drainer with a mixer tap; large sash and case window fitted with double glazing to the front of the building; heat detector; extractor fan; spot light track; tile effect flooring; radiator.

Bedroom 1: 12'9 plus entrance x 8'0 (3.88m x 2.43m) approx.

Beautiful bright double bedroom with a side aspect; large sash and case window fitted with double glazing; curtains and rail; built-in wardrobe with additional overhead storage; pendant light fitting; neutral walls; fitted carpet; radiator.

Bedroom 2: 12'9 plus entrance x 7'3 (3.88m x 2.20m) approx.

The second bright double bedroom enjoys a front aspect; large sash and case window fitted with double glazing; curtains and rail; built in double wardrobe with additional overhead storage provides excellent hanging and storage space; neutral walls; pendant light fitting; fitted carpet; radiator.

Bathroom:

The bathroom is fitted with a white 3-piece suite complete with an over bath electric shower and a glass shower screen; aqua paneling behind bath; ceramic wall tiles to dado height; 2 wall mirrors; shaver point; extractor fan; ceiling light; vinyl tile effect flooring; radiator.

Parking:

Permit parking may be applied for from Aberdeen City Council for which an annual fee is chargeable.

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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