



118 Urquhart Road,
Aberdeen, AB24 5DN

Offers Over £139,999

peterkins



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- Executive Ground Floor Apartment
- Open Plan Living/Dining Room & Kitchen
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Bathroom with an Over Bath Shower
- Security Entry System
- Gas Central Heating
- Allocated & Visitor Parking Spaces
- Landscaped Communal Garden Grounds

Viewing contact Peterkins
(01224) 428100

Ref: 26439/9

EPC: C

Council Tax: D

Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate the modern interior of this executive **ground floor apartment** which forms part of the original City Hospital, an imposing granite building with its landmark clock tower. Presented in immaculate condition the accommodation comprises of: Entrance hallway; open plan living/dining room and kitchen; master bedroom with an en-suite shower room; further double bedroom; bathroom with an over bath shower. Outside, there is an allocated parking space and visitors parking, together with communal landscaped gardens which are maintained by a formal factoring agreement. The building is protected by a security entry system, and heating is provided by a gas central heating system. The fitted flooring, light fittings and blinds will be included in the sale.

Location:

This prestigious development is conveniently located to take full advantage of the city's amenities, particularly those at the Beach Esplanade which is within walking distance and includes a retail park, multi-screen cinema, ice rink and a selection of restaurants and cafes. There is a choice of local shops nearby including superstore shopping and a regular bus service to the City Centre and beyond. The property is also conveniently located for Aberdeen University Kings College Campus, the City Centre, Queens Links and the soon to be completed beach development which aims to transform the Esplanade into a vibrant, pedestrian-friendly leisure destination. Key features include a massive play park, a 2.5-hectare events field, and a reconfigured pedestrian spine which will replace the former Beach Boulevard.

Directions:

From Union Street turn onto King Street and at the first set of traffic lights turn right into East North Street. At the roundabout take the second exit on to Beach Boulevard. At the traffic lights turn left and follow the road round. At the next set of traffic lights turn left onto Urquhart Road then take the second left into the development.

Entrance:

The communal entrance is well maintained and accessed via a security entry system.

Hallway:

An exterior door leads into the hallway; built-in double storage cupboard which houses the gas/electric meters and hot water tank; wall mounted security door entry handset; radiator; smoke detector; three pendant light fittings; laminate flooring.

Living/Dining Room: 4.38m x 4.38m (14'4" x 14'4") approx.

The generously proportioned living/dining room is on open plan with the kitchen and features three tall windows to the front of the apartment which allows an abundance of natural light into the room; two radiators; smoke detector; two pendant light fittings and newly fitted laminate flooring.

Kitchen: 3.12m x 2.07m (10'2" x 6'9") approx.

The kitchen is fitted with light wood effect base and wall mounted units linked by co-ordinated work surfaces and splash back tiling; wine rack; 1.5 stainless steel sink and drainer with a mixer tap; gas hob with an additional glass splashback behind; built in oven; chimney style cooker hood; integrated fridge, freezer, slimline dishwasher; washer/drier; wall cabinet housing the central heating boiler; wall mounted glass display shelves and central heating controls; heat detector; spotlight fitting; newly fitted laminate flooring.



Master Bedroom: 10'0" x 9'1" (3.04m x 2.78m) approx. plus entrance

Well-appointed master bedroom with a rear aspect; tall window fitted with "Venetian" blinds; built-in wardrobe; radiator; pendant light fitting; fitted carpet.

En-Suite Shower Room:

Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C, wall hung wash hand basin with splashback tiling and a tiled shower unit complete with a mixer shower; wall mounted glass display shelf; large wall mounted mirror and medicine cabinet; shaver point; radiator; extractor fan; downlighters; laminate flooring.

Bedroom 2: 10'6" x 9'0" (3.20m x 2.74m) approx.

Good sized second double bedroom with a tall window fitted with "Venetian" blinds to the rear of the apartment; built-in double wardrobe; radiator; pendant light fitting; fitted carpet.

Bathroom:

Attractive bathroom fitted with a modern white suite comprising: W.C, wall hung wash hand basin with splashback tiling and bath complete with a mains over bath shower and glass shower screen; wall tiles around bath; wall mounted glass display shelf; large wall mounted mirror; shaver point; tall chrome ladder style radiator; downlighters; laminate flooring.

Outside:

There are landscaped communal garden grounds which are maintained by the Factor for the development. In addition, there is access to a secure bicycle and bin store.

Parking:

There is an allocated parking space within the residential car park together with additional visitor parking.



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Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com