



102 Polwarth Road, Torry,
Aberdeen, AB11 8DB

Offers Over £90,000

peterkins



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- Appealing Upper Flat
- Well-Proportioned Living Room
- Fitted Kitchen with Appliances
- Two Double Bedroom with Built-In Wardrobes
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Exclusive Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 44105/2
EPC: Band C
Council Tax: Band B
Tenure: Ownership

Description:

We have the pleasure offering for sale this **appealing upper flat** which forms part of four flatted building conveniently located close to local amenities and within easy access of the City Centre. Presented in good condition the property represents an ideal purchase for a first-time buyer or buy-to-let investor. The generously proportioned accommodation comprises of: Welcoming hallway; living room; fitted kitchen; two double bedrooms with built-in wardrobes; shower room. Outside there is an exclusive garden and on street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, blinds and light fittings will be included in the sale. **Note:** private CCTV system installed at the property, together with the garden furniture will also be included in the sale.

Location:

Torry is a mature residential area, well served by local shops and public transport facilities and offers easy access to City Centre with the location being particularly convenient for access to Union Square and the Rail and Bus Stations, and for those working at the oil related offices on the south side of the city. There is also an active social and recreational life with facilities ranging from swimming pool, community centre and an 18-hole golf course.

Directions:

Proceed south on Market Street and continue onto North Esplanade West. At the roundabout take the first exit over the Queen Elizabeth Bridge and at the following roundabout take the third exit onto the A956 Wellington Road. Follow the road round and take the second turning on the left onto Polwarth Road. Number 102 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Entrance:

The extremely well-maintained shared entrance has a staircase leading to the upper floor.

Hallway:

A hardwood exterior door gives access to the welcoming hallway; built-in double cupboard with sliding doors; high level electric meter and consumer unit; window to the side of the building; tall modern radiator; smoke detector; downlighters; tiled floor.

Living Room: 4.93m x 3.99m (16'2 x 13'1) approx.

Well-proportioned living room with a double window to the front of the property; exposed brick media wall; central heating controls; tall modern radiator; smoke detector; downlighters; laminate flooring; door leading to the kitchen.

Kitchen: 2.90m x 2.72m (9'6 x 8'11) approx.

The kitchen is fitted with a range of base and wall mounted cabinets linked by contrasting work surfaces and wall tiles; stainless steel inset circular sink with a mixer tap; ceramic hob with a stainless steel chimney style extractor hood; built-in oven; fridge/freezer; washing machine; wall cabinet housing the central heating boiler; window with a side aspect fitted with an "Xpelair" fan; heat and CO detectors; downlighters; tiled floor.



Bedroom 1: 3.99m x 3.61m (13'01 x 11'10) approx.

Bright and airy double bedroom with a window overlooking the rear garden; built-in wardrobe with sliding mirrored doors; radiator; downlighters; fitted carpet.

Bedroom 2: 4.11m x 3.00m (13'6 x 9'10) approx.

The second double bedroom also has a rear garden outlook; window; built-in wardrobe with sliding mirrored doors; radiator; downlighters; fitted carpet.

Shower Room:

Attractive white three-piece suite comprising of: W.C. with a concealed cistern; wash hand basin set onto a wall hung vanity unit and an aqua panelled shower enclosure complete with a mixer shower; frosted window to the side of the flat; tall modern radiator; extractor fan; downlighters; laminate flooring.

Outside:

There is an exclusive area of garden to the rear of the property which is mainly laid to grass with well-established conifers and shrubs. There is also a decked area with a picnic table, ideal for outdoor entertaining together with a timber garden shed and a double wooden swing set. In addition, there is a shared drying area.

Note: The gas meter is located on the gable wall.

Parking:

Ample on street parking is available to the front of the property.



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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