



58 Fernhill Drive, Mastrick,
Aberdeen, AB16 6RE

Offers Over £70,000

peterkins



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Mastrick,
Aberdeen,
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- Spacious Top Floor Flat
- Bright & Airy Living Room
- Well-Equipped Kitchen with Balcony
- Two Double Bedrooms
- Shower Room
- Security Entry System
- Gas Central Heating
- Double Glazing
- Exclusive Area of Garden & Shared Drying Area
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48210/1

EPC: C

Council Tax: Band B

Tenure: Ownership

Description:

We have the pleasure offering for sale this spacious **two-bedroom top floor flat** which forms part of a purpose-built block consisting of six properties with its common areas protected by a security entry system. The accommodation comprises of: Hallway with good storage; bright and airy living room; well-equipped kitchen with balcony access; two double bedrooms; shower room. Outside there is on street parking and an exclusive area of garden to the rear of the building with a shared drying area. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Fernhill Drive is located within the well-established residential area of Mastrick, which has a wide range of local amenities including shops, a medical centre, nursery, primary and secondary schools all within walking distance. The hospital complex at Foresterhill is also closeby and the subjects enjoy easy access to Anderson Drive, and to the business centers to the north and south of the city as well as Aberdeen Airport. The City Centre is a 5/10 minutes' drive from the property and regular public transport is readily available.

Directions:

Travelling north on Anderson Drive turn left at the traffic lights onto the Langstracht. Follow the road for some distance taking a right onto Fernhill Drive. Number 58 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Entrance:

The extremely well-maintained shared entrance is accessed via a security entry system and has a staircase to all floors.

Hallway:

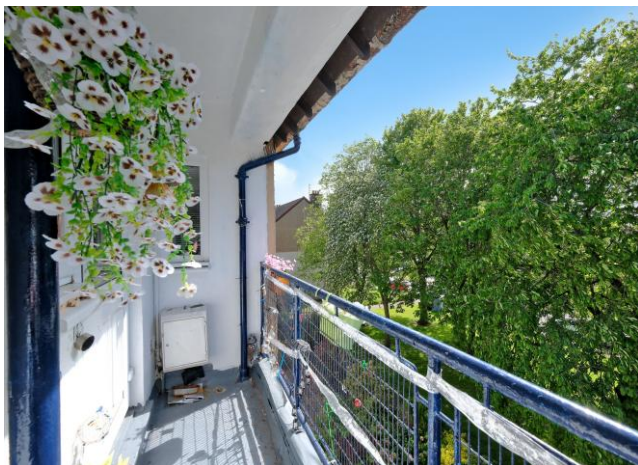
A hardwood fireproof door gives access to the hallway; large walk-in storage cupboard; electric meter cupboard with an additional storage cupboard above; wall mounted door entry handset; panelled walls to dado height; radiator; smoke detector; hatch to the loft; pendant light fitting; laminate flooring.

Living Room: 12'3 x 10'2 (3.74m x 3.10m) approx.

Bright and airy living room with a window to the front of the property fitted with "Venetian" blinds; further small window also fitted with "Venetian" blind; built-in cupboard housing the central heating boiler; radiator; smoke and CO detectors; pendant light fitting; fitted carpet.

Kitchen: 11'1 x 6'3 (3.39m x 1.91m) approx.

Well-equipped kitchen fitted with an excellent range of white high gloss base and wall mounted cabinets linked by wood effect work surfaces and matching splashbacks; stainless steel sink and drainer with a mixer tap; ceramic hob with an extractor hood above; built-in oven; fridge/freezer; washing machine; window to the front of the property; heat detector; pendant light fitting; laminate flooring; a part glazed door leads out to a private balcony.



Bedroom 1: 12'5 x 12'3 (3.78m x 3.73m) approx.

Well-appointed double bedroom with a window fitted with "Venetian" blinds overlooking the communal rear garden; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 12'3 x 9'1 (3.73m x 2.77m) approx.

Good sized second double bedroom with a rear aspect; window fitted with "Venetian" blinds; radiator; pendant light fitting; fitted carpet.

Shower Room:

The fully aqua panelled shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and shower enclosure; frosted window to the front of the flat; chrome ladder style radiator; downlighters; laminate flooring.

Outside:

There is an exclusive area of garden to the rear of the property with a shared drying area.

Parking:

Ample on street parking available on Fernhill Drive.



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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