

92 Fonthill Avenue, Ferryhill,
Aberdeen, AB11 6TG

Fixed Price £155,000

peterkins













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- Superb Second Floor Apartment
- Bright & Airy Living Room
- Dining Kitchen with Appliances
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Bathroom with an Over Bath Shower
- Security Entry System
- Gas Central Heating
- Double Glazing
- Communal Landscaped Garden Grounds
- Allocated & Visitor Parking

Viewing contact Peterkins
(01224) 428100

Ref: 44950/2
EPC: C
Council Tax: D
Tenure: Ownership

Description:
We are delighted to offer for sale this superb **two-bedroom second floor apartment** which forms part of a modern development, close to local amenities and within easy walking distance of the City Centre. The discerning purchaser will no doubt be impressed by the generously proportioned accommodation on offer which comprises of: Hallway; bright and airy living room; dining kitchen with appliances; master bedroom with built-in wardrobes and en-suite shower room; further double bedroom with built-in wardrobes; bathroom with an over bath shower. Outside there are landscaped garden grounds which are maintained by the Factor for the development and allocated/visitors' parking spaces within the gated car park. The property benefits from a security entry system, gas central heating and double glazing. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:
Fonthill Avenue is situated within the popular Ferryhill area, which is well served by local shops and amenities as well as excellent public transport links to all areas of the city. The City Centre is a short walk away and offers a wide range of shopping, leisure and entertainment facilities. Reputable nurseries and schools are located close by. The Duthie Park with its renowned Winter Gardens is also within walking distance.

Directions:
From the West End of Union Street turn left onto Holburn Street and proceed to the Great Southern Roundabout, then take the first exit onto Fonthill Road. The development is situated a short distance along on the left-hand side of the road and is accessed via an electronically controlled access gate.

Entrance:
The well-maintained communal entrance is accessed via a security entry system and has staircase leading to all floors. The electric meter is located on the communal landing outside the apartment.

Hallway:
An exterior door gives access to the centrally positioned hallway; built-in cupboard housing the hot water tank and gas meter; wall mounted security door entry handset and central heating thermostat; coat hooks; radiator; smoke detector pendant light fitting; laminate flooring.

Living Room: 13'8 x 12'2 (4.16m x 3.71m) approx.
Bright and airy living room with a double bedroom to the front of the apartment; feature fireplace complete with an electric fire; radiator; smoke detector; LED ceiling light fitting; laminate flooring; door leading through to the dining kitchen.

Dining Kitchen: 10'7 x 9'5 (3.23m x 2.86m) approx.
Well-equipped dining kitchen fitted with an excellent range of base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; stainless steel sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; fridge/freezer; integrated washer/dryer; wall mounted central heating controls; window to the front of the property fitted a roller blind; heat and CO detector; spotlight fitting; laminate flooring.





Master Bedroom: 16'4 x 13'5 (4.99m x 4.10m) approx.

Generously proportioned master bedroom with a window to the side of the building; built-in wardrobe with sliding mirrored doors; radiator; pendant light fitting; fitted carpet.

En-Suite Shower Room:

The en-suite shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit with splashback tiles and a tiled shower enclosure complete with an electric shower; shaver point; wall mounted mirror; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Bedroom 2: 11'7 x 10'2 (3.54m x 3.09m) approx.

Spacious second double bedroom with a side aspect; window; built-in wardrobe with sliding mirrored doors; radiator; pendant light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and bath with an overhead electric shower and shower curtain; shaver point; frosted window to the side of the property fitted with a roller blind; radiator; ceiling light fitting; vinyl flooring.

Outside:

There are landscaped garden grounds surrounding the development. A factoring arrangement is in place in respect of the maintenance and repair of the common parts of the building for which a regular charge is payable.

Parking:

Allocated and visitor parking spaces are located within the gated residential car park.

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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