

28 Merkland Road East, FFL,
Aberdeen, AB24 5PT

Fixed Price £50,000

peterkins













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- Tastefully Presented First Floor Flat
- Living Room on Open Plan to Kitchen
- Breakfast Bar
- One Double Bedroom with Fitted Wardrobes
- Modern Shower Room
- Security Entry System
- Gas Central Heating
- Double Glazing
- Rear Communal Garden
- Exclusive Cellar
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48319/1
EPC: C
Council Tax: Band A
Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate the immaculate interior of this lovely first floor flat which enjoys a popular City location. Presented in 'ready to move into' condition, the flat is bright and airy with generously proportioned accommodation which comprises: hall; living room on open plan to kitchen; double bedroom; shower room. Outside there is a shared rear garden and on street permit parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale.

Location:

Merkland Road East lies just off King Street and benefits from having a variety of local shopping facilities close by with the heart of Aberdeen City centre just a few minutes' drive away. Excellent public transport facilities allow ease of access around the city. Aberdeen University, and the many sports and leisure facilities at the Beach are also located nearby. The area is well served by superstores at The Beach retail park.

Directions:

From King Street, continue through two sets of traffic lights passing Morrison's supermarket and First Bus on the left. Merkland Road East is located on the right-hand side. Number 28 is located some way along on the right.

Entrance:

Communal security entry door system providing access to the well maintained communal hall, staircase to upper floors. Stairs leading to the basement area providing rear garden access along with access to exclusive cellar.

Hallway:

A hardwood exterior door with an opaque glass panel above give access to the hallway; high level cupboard housing the electric meter and consumer unit; gas meter; wall mounted security door entry handset; coat hooks; smoke detector; spotlight track; fitted neutral carpet with hard-wearing fitted mat.

Living Room on Open Plan to Kitchen:

Well-appointed living room with window to the front of the property; double glazed window unit fitted with venetian blind; ceiling cornice; pendant fitting; radiator; oak effect laminate flooring. The kitchen area is fitted with a good range of base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashback along with matching breakfast bar; circular stainless steel sink and drainer with a mixer tap; 4 ring gas hob; built-in electric oven; stainless steel chimney style extractor hood; recessed spotlight fittings; oak effect laminate flooring.



Bedroom 1:

The lovely double bedroom has a window to the rear of the property fitted with a Roman roller blind; pendant light fitting; radiator; fully fitted built in wardrobe with 2 oak effect wooden sliding doors, 1 mirror sliding door, shelves and hanging rail, Alpha central heating boiler fitted within; neutral colour fitted carpet.

Shower Room:

The modern shower room is fitted with W.C., vanity fitted wash hand basin with double cupboard below; shower cubicle with sliding door and chrome effect mixer shower; aqua panels within shower cubicle; small mosaic feature tiles behind basin; wall mounted oval mirror; chrome ladder style radiator; wall mounted toilet roll holder; recessed spotlight with extractor fan fitted within; laminate effect vinyl flooring.



Outside:

There is a shared garden to the rear with well-established trees and shrub borders along with drying green.

Parking:

There is on street permit parking available outside the flat on Merkland Road East.

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