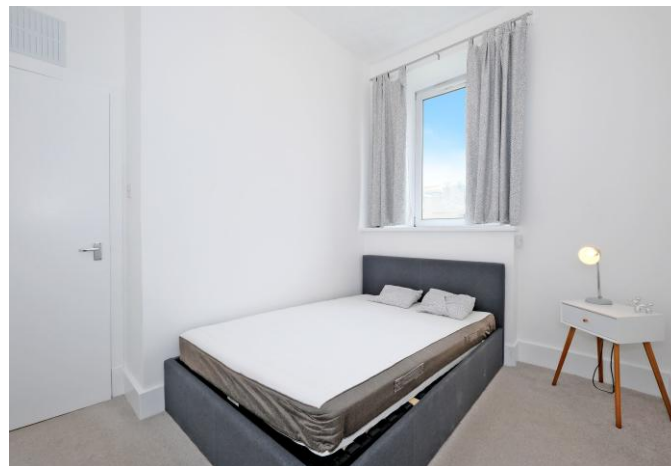




7J Urquhart Road, Aberdeen,
AB24 5LU

Offers Over £55,000

peterkins



7J Urquhart Road,
Aberdeen,
AB24 5LU

Offers Over £55,000

- Well-Presented Second Floor Flat
- Spacious Living Room
- Fitted Kitchen with Appliances
- One Double Bedroom with Walk-In Wardrobe
- Modern Shower Room
- Security Entry System
- Gas Central Heating
- Double Glazing
- Shared Loft
- Communal Rear Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48320/1
EPC: C
Council Tax: A
Tenure: Ownership

Description:

We are delighted to offer for sale this well-presented **one-bedroom second floor flat** with its common areas protected by a security entry system. The property has a lovely, peaceful position to the rear of the building and would make an ideal purchase for a first-time buyer or investor. The accommodation boasts high ceilings and comprises of: “L” shaped hallway; well-appointed living room; fitted kitchen with appliances; one double bedroom with built-in wardrobe; modern shower room. The property has a basement coal cellar. Outside there is a shared loft, communal rear 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, light fittings and blinds will be included in the sale. **Note:** The furniture and furnishings can also be included in the sale.

Location:

Urquhart Road is conveniently located to take full advantage of the city's amenities, particularly those at the Beach Esplanade which includes a retail park, multi-screen cinema 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 and Queens Links.

Directions:

From the east end of Union Street continue to the left onto King Street. Travel ahead for some distance before turning right onto Urquhart Road. The property is located a short distance along on the left.

The accommodation comprises of:-

Entrance:

The shared entrance is accessed via a security entry system.

Hallway:

A hardwood exterior door gives access to the “L” shaped hallway; wall mounted door entry handset and central heating controls; coat hooks; high level gas and electricity meters; radiator; smoke detector; ceiling cornice; two pendant light fittings; fitted carpet.

Living Room: 12'2" x 11'6" (3.71m x 3.50m) approx.

Spacious living room with a window to the rear of the property fitted with “Venetian” blinds; radiator; ceiling cornice; three branch ceiling light fitting; fitted carpet.

Kitchen: 6'11" x 4'9" (2.12m x 1.45m) approx.

The kitchen is fitted with a range of beech effect base and wall mounted cabinets linked by contrasting work surfaces and wall tiles; stainless steel circular sink and mixer tap; electric hob with a stainless steel extractor hood above; built-in oven; fridge; washing machine; window with a rear aspect; heat detector; pendant light fitting; laminate flooring.



Bedroom: 10'2" x 9'5" (3.11m x 2.86m) approx.

Light and airy double bedroom with a window to the rear of the flat; walk-in wardrobe providing excellent hanging and storage facilities; high level storage cupboard; radiator; spotlight fitting; fitted carpet.

Bathroom:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and corner shower unit complete with an electric shower; aqua panels around suite; wall mounted mirror and corner shelving unit; chrome ladder style radiator; extractor fan; downlighters; tiled effect laminate flooring.

Loft:

There is an extensive loft which is shared and accessed from the top floor, it also houses the central heating boiler.

Outside:

The communal rear garden is fully enclosed and mainly laid to grass.

Parking:

There is on street parking available on Urquhart Road and neighbouring streets.



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.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com