



62 Great Northern Road, TFR,
Aberdeen, AB24 3PT

Offers Over £50,000

peterkins



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- Top Floor Flat Situated Close to Local Amenities
- Spacious Living Room
- Newly Installed Kitchen
- One Double Bedroom
- Bathroom with a Mixer Shower Attachment
- Storage Loft
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- Exclusive Outhouse
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48332/1
EPC: D
Council Tax: A
Tenure: Ownership

Description:

We are pleased to offer for sale this **one-bedroom top floor flat** which forms part of a traditional granite building situated close to local amenities. The property would make an ideal purchase for a first-time buyer or buy-to-let investor and benefits from a newly installed kitchen and newly laid carpets. The accommodation comprises of: Hallway with loft access; spacious living room; fitted kitchen with appliances; one double bedroom with built-in wardrobes; bathroom with a mixer shower attachment. Outside there is on street parking and a shared garden to the rear of the building with an exclusive outhouse. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods and light fittings will be included in the sale.

Location:

The property is situated in a well-established residential area lying to the north of Aberdeen City Centre. The property is close to the retail parks at Kittybrewster/Berryden and also within easy walking distance of Aberdeen University Campus at Old Aberdeen. A regular bus service runs nearby and there are several convenience stores in the neighbourhood. In addition, Aberdeen Airport together with the Bridge of Don and Dyce business parks are easily accessible.

Directions:

Travel along George Street and continue straight ahead at the traffic lights onto Powis Terrace. Continuing through the next set of traffic lights and follow the road round until it merges with Great Northern Road. Number 62 is located on the right-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

The shared entrance gives access to all floors.

Hallway:

A hardwood exterior door leads through to the hallway; radiator; high level gas and electricity meters; hatch to the loft; pendant light fitted; deep skirting boards; fitted carpet.

Living Room: 12'8" x 12'0" (3.86m x 3.67m) approx.

Spacious living room with a window to the rear of the flat; radiator; pendant light fitting; deep skirting boards; fitted carpet; access to the kitchen.

Kitchen: 12'6" x 6'9" (3.81m x 2.05) approx.

The newly installed kitchen is fitted with an excellent range of base and wall mounted cabinets complimented by wood effect work surfaces and upstands; sink and drainer with a mixer tap; new ceramic hob with a glass splashback behind; built-in oven; washing machine; integrated fridge; window to the rear of the property; track spotlight fitting; deep skirting boards; laminate flooring.



Bedroom: 13'1" x 11'9" (3.99m x 3.58m) approx.

Bright and airy double bedroom with a front aspect; double window; two built-in wardrobes with additional storage space above; radiator; pendant light fitting; deep skirting boards; fitted carpet.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with a mixer shower attachment and shower curtain; wall tiles around bath and to dado height; two built-in storage cupboards; radiator; pendant light fitting; vinyl flooring.

Outside:

There is a shared garden to the rear of the building together with an exclusive outhouse.

Parking:

Free on street parking can be found on Great Northern Road and on 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.

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