



12 Ferryhill Terrace, Basement Flat Left,
Aberdeen, AB11 6SQ

Offers Over £85,000

peterkins



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- Generously Proportioned Basement Flat
- Well-Appointed Living Room
- Dining Kitchen with Appliances
- One Double Bedroom with Built-In Wardrobe
- Modern Shower Room
- Security Entry System
- Gas Central Heating
- Double Glazing
- Private Nook/Sitting Area to the Front
- Fully Enclosed, Communal Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 39627/4

EPC: C

Council Tax: Band A

Description:

We are delighted to bring to the market this generously proportioned **one-bedroom basement flat** which forms part of a traditional granite building within the highly desirable Ferryhill area of the city. Offering an excellent opportunity for first-time buyers or investors, this property flawlessly blends traditional features with modern living and is ideally located just a short distance from local amenities. The accommodation comprises of: Shared entrance with a shared under stair store; hallway; generously proportioned living room; dining kitchen with appliances; one double bedroom with built-in wardrobes; modern shower room. Outside, there is a private nook/sitting area to the front and a communal rear garden. In addition, there is also a shared basement, and an exclusive cellar. The property benefits from a security door entry system, gas central heating and double glazing. The fitted flooring, furniture, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Ferryhill Terrace enjoys the wealth of amenities available within the City Centre and the Ferryhill area, which include a variety of retail outlets, a wide choice of reputable restaurants, fashionable wine bars, multi-plex cinemas, and private fitness clubs. The Mall at Union Square, railway station, and bus depot offering excellent transport links, are all within a short walk of the property, whilst the open spaces at Duthie Park and its acclaimed Winter Gardens are also within easy reach. The River Dee is also located nearby providing wonderful, picturesque riverside walks.

Directions:

Travelling from Union Street proceed onto Crown Street and follow the road all the way to the end then turn right at the traffic lights onto Ferryhill Road. Ferryhill Terrace is the next road on the right and number 12 is situated a short distance along on the right as indicated by our "For Sale" sign.

Entrance:

The shared entrance is accessed via a security entry system and has a staircase to all floors; shared under stair store.

Hallway:

A hardwood exterior door with a glazed panel above gives access to the central positioned hallway; wall mounted door entry handset; high level gas and electricity meters; smoke detector; ceiling light fitting; fitted carpet.

Living Room: 13'0" x 12'10" (3.97m x 3.91m) approx.

Well-appointed living room with a tall window to the front of the property; fibre terminal; radiator; smoke detector; ceiling cornice; pendant light fitting; fitted carpet.

Dining Kitchen: 13'10" x 11'3" (3.97m x 3.42m) approx.

The dining kitchen is fitted with a good range of white base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; stainless steel sink and drainer with a mixer tap; new gas hob with an extractor hood above; built-in oven; fridge/freezer, washing machine; shelved recess; wall mounted central heating controls; tall window fitted with a roller blind overlooking the communal rear garden; radiator; heat and CO detectors; heat detector; pendant light fitting; vinyl flooring and carpet in the dining area.



Bedroom: 12'10" x 8'2" (3.91m x 2.50m) approx.

Good sized double bedroom with a front aspect; tall window; built-in wardrobe with additional high level storage above; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and an aqua panelled shower enclosure complete with a mixer shower; wall tiles around W.C. and sink; large wall mounted mirror; two built-in storage cupboards; radiator; extractor fan; downlighters; tiled floor.

Outside:

The private area to the front is accessed via stairs from the main street and provides a welcoming outdoor nook/sitting area to enjoy the summer months.

To the rear of the building is a fully enclosed, communal garden which is mainly laid to grass with borders well-stocked with small trees and shrubs. In addition, there is access to the shared basement which also includes an exclusive cellar.

Parking:

Ample on street permit parking is available on Ferryhill Terrace. Residents' can apply for a permit through Aberdeen City Council for which an annual charge is applicable.



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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