



12 Linksfield Road, GFL,
Aberdeen, AB24 5RU

Offers Over £60,000

peterkins



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- Well-Presented Ground Floor Flat
- Generously Proportioned Living Room
- Fitted Kitchen with Appliances
- One Double Bedroom
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Intruder Alarm
- Communal Rear Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 7632/6
EPC: Band D
Council Tax: Band A
Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate the interior of this spacious **one-bedroom ground floor flat** which forms part of a traditional granite building with its common areas protected by a security entry system. The property is well-presented and would make an ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Hallway; generously proportioned living room; fitted kitchen with appliances; one double bedroom with built-in wardrobes; modern shower room. Outside there is on-street parking and a well-kept communal garden to the rear of the building together with an exclusive outhouse. The property benefits from an intruder alarm, gas central heating system and double glazing. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Linksfield 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 the Queens Links.

Directions:

Travelling north on King Street follow the road for a considerable distance and just prior to the Aberdeen University Playing Fields, turn right onto Linksfield Road. Number 12 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance:

The shared entrance is accessed via a security entry system and has a staircase leading to all floors.

Hallway:

A hardwood exterior door gives access to the centrally positioned hallway; wall mounted door entry handset; high level gas and electricity meters; smoke detector; spotlight fitting; laminate flooring.

Living Room: 13'10" x 12'10" (4.21m x 3.92m) approx.

Well-appointed living room with a wonderful picture window to the front of the property fitted with "Venetian" blinds; two recesses with low level built-in storage cupboards; two radiators; two wall lights; smoke detector; ceiling cornice; pendant light fitting; laminate flooring; access to the kitchen.

Kitchen: 7'6" x 4'9 (2.28m x 1.45m) approx.

The kitchen is fitted with white high gloss base and wall mounted cabinets linked by contrasting work surfaces and matching splashbacks; stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; built-in oven; washing machine; compact fridge/freezer; extractor fan; heat and CO detectors; ceiling light fitting; vinyl floor tiles.



Bedroom: 10'3" x 9'3" (3.13m x 2.82m) approx.

Good sized double bedroom with a rear garden outlook; tall window fitted with "Venetian" blinds; a large built-in wardrobe with sliding mirrored doors houses the hot water tank and provides excellent hanging and storage space; additional storage cupboard above; radiator; bar spotlight fitting; laminate flooring.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and shower unit complete with an electric shower; aqua panels around suite; wall mounted mirror; radiator; high level built-in storage cupboard; extractor fan; spotlight fitting; vinyl floor tiles.

Outside:

The well-kept communal rear garden is mainly laid to grass; there is also an exclusive store which houses the central heating boiler and benefits from having both light and power installed.

Parking:

There is ample on-street parking available on Linksfield Road.



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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