



181 Hardgate, GFL, Aberdeen,
AB11 6YB

Offers Over £55,000

peterkins



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- Ground Floor Flat Close to Local Amenities
- Well-Appointed Living Room
- Fitted Kitchen
- One Double Bedroom with a Built-in Wardrobe
- Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Rear Garden
- Exclusive Store & Cellar
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48409/1
EPC: D
Council Tax: Band A
Tenure: Ownership

Description:

We are pleased to offer for sale this **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 decorated in neutral tones throughout and offers an excellent opportunity for a first-time buyer or buy-to-let investor. The accommodation comprises of: Hallway; well-appointed living room; fitted kitchen; one double bedroom with a built-in wardrobe; shower room. Outside there is on street permit parking and a communal garden to the rear of the building with a private cellar/store. There is also a further exclusive store located on the ground floor communal hallway. 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/furnishings can also be included in the sale.

Location:

The property is situated in a popular part of the city within an area which is well served by local shops and a public transport system. The property is also within easy walking distance of the City Centre, Union Square, the bus/railway stations and Aberdeen's West End where there are a wide range of pubs, clubs, restaurants and leisure facilities. The Duthie Park with its many attractions including the Winter Gardens is also situated nearby. Most parts of Aberdeen city are readily accessible by a variety of arterial routes with the location being particularly convenient for the oil-related offices to the south of Aberdeen.

Directions:

From the West End of Union Street turn left onto Holburn Street and proceed to the Great Southern Roundabout, then take the first exit onto Fonthill Road. The Hardgate is the next road on the left and number 181 is located 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 a staircase leading to all floors. There is also an exclusive store located on the ground floor communal hallway which houses the washing machine and tumble dryer.

Hallway:

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

Living Room: 14'8" x 10'4" (4.48m x 3.14m) approx.

Well-appointed living room with a tall window to the front of the property fitted with "Venetian" blinds; built-in cupboard housing the central heating boiler; wall mounted central heating controls; radiator; smoke and CO detectors; ceiling cornice; pendant light fitting; laminate flooring; access to kitchen.

Kitchen: 5'4" x 4'8" (1.63m x 1.41m) approx.

The kitchen is located off the living room and is fitted with wood effect base and wall mounted cabinets linked by contrasting work surfaces and wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob with an extractor hood above; built-in oven; fridge/freezer; heat detector; downlighters; laminate flooring.



Bedroom: 11'11" x 7'9" (3.62m x 2.37m) approx.

Bright and airy double bedroom with a front aspect; tall window fitted with a roller blind; built-in wardrobe with additional storage cupboard above; radiator; ceiling cornice; ceiling light fitting; fitted carpet.

Shower Room:

The shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and a tiled shower enclosure complete with a mixer shower; wall tiles to dado height; wall mounted mirrored medicine cabinet; radiator; high level storage cupboard; radiator; ceiling light fitting; tiled floor.

Outside:

The well-kept communal rear garden is mainly laid to grass with borders filled with well-established shrubs. There is also an exclusive cellar pertaining to the property.

Parking:

There is on-street permit parking available on the Hardgate. Residents can apply for a parking permit from Aberdeen City Council for which an annual fee 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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