



81 Hutcheon Low Place,  
Aberdeen, AB21 9WL

Offers Over £68,000

**peterkins**



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- Impressive Upper Flat
- Ideal for a First-Time Buyer or Buy-To-Let Investor
- Living Room with Dining/Study Area
- Fitted Kitchen with Appliances
- One Double Bedroom with Built-in Wardrobes
- Attractive Shower Room
- Electric Heating
- Double Glazing
- Security Entry System
- Communal Garden Grounds
- Resident's Car Park

Viewing contact Peterkins  
(01224) 428100

Ref: 41559/2

EPC: Band D

Council Tax: Band B

Tenure: Ownership

Description:

We are delighted to offer for sale this impressive **one-bedroom upper flat** which forms part of a block of four flats within a modern purpose-built development close to local amenities. The property is presented in a "ready to move into" condition and would make an ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: Entrance vestibule; hallway; living room with dining/study area; fitted kitchen with appliances; one double bedroom with built-in wardrobes; attractive shower room. Outside there are communal garden grounds and a resident's car park which are maintained by the Factor for the development. The property benefits from a security entry system, electric heating, recently installed double glazing, and a partially floored loft for storage. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

There is a wide range of social and recreational facilities available at nearby Bridge of Don, which range from a swimming pool, playing fields to a modern sports centre. A Tesco and Asda Superstore are located close by and the industrial estates in Dyce and Bridge of Don, together with Aberdeen Airport and Aberdeen Royal Infirmary are easily accessed without travelling through the City Centre. The location also offers the opportunity to enjoy Persley Walled Garden and lovely walks along the banks of the River Don with its many wild and birdlife attractions. In addition, the AWPR is a short drive away giving easy access to north and south of the city and beyond.

Directions:

Travelling north on North Anderson Drive, at the roundabout take the second exit into Mugiemoss Road then take the second right into Hutcheon Low Drive. Hutcheon Low Place is the next road on the right, and the property is situated on the first left as indicated by our "For Sale" sign.

The accommodation comprises of: \_

Entrance:

The well-maintained shared entrance is accessed via a security door entry system and has a staircase leading up to the flat.

Vestibule:

A hardwood exterior door gives access to the vestibule; downlighter; laminate flooring; door leading through to the hallway.

Hallway:

The centrally positioned hallway has all accommodation leading off; wall mounted security door entry handset; built-in storage cupboard housing the electric meter; electric heater; hatch to the partly floored and insulated loft; smoke detector; downlighters; laminate flooring.

Living Room: 15'7" x 14'4" (4.74m x 4.39m) approx. at widest points.

Well-appointed "L" shaped living room with an open rear aspect; two windows fitted with "Roman" blinds; dining/study area; electric heater; smoke detector; downlighters; fitted carpet.



**Kitchen: 9'2" x 6'0" (2.80m x 1.80m) approx.**

The kitchen is fitted with oak effect base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; stainless steel sink and drainer with an extendable tap; ceramic hob with a built-in oven; fridge/freezer; washing machine; window to the front of the property fitted with a roller blind; extractor fan; heat detector; tile effect laminate flooring.

**Bedroom: 11'4" x 8'2" (3.46m x 2.48m) approx.**

Stylish double bedroom with a window to the front of the flat fitted with a roller blind; built-in wardrobe with sliding mirrored doors provides great hanging and storage space; electric heater; modern light fitting; laminate flooring.

**Shower Room:**

Attractive shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin fitted into a vanity unit and shower enclosure complete with an electric shower and rainfall/handheld shower fittings; aqua panels around suite; wall mounted mirror and glass display shelf; chrome ladder style heated towel rail; ceiling light fitting; laminate flooring.

**Parking:**

There is an exclusive resident's car park to the front of the property.

**Other:**

A formal factoring arrangement is in place for the upkeep of the development including the communal garden grounds.

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](mailto: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**

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