



49 Porthill Court,
Aberdeen AB25 1BH

Offers Over £45,000

peterkins



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- Maisonette Flat
- Two Double Bedrooms
- Living Room with Balcony Access
- Fitted Kitchen
- Shower Room with Electric Shower
- Electric Heating
- Double Glazing
- Lift Access
- On Street Parking
- Situated in the Heart of the City Centre

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Ref: 48467/1
EPC: Band D
Council Tax: Band A
Tenure: Ownership

Description:

Ideally positioned in the heart of the city centre and within easy reach of North East Scotland College and a host of excellent local amenities, we are delighted to offer for sale this spacious two bedroom maisonette flat. Situated on the 7th floor within a managed multi-storey development, the building benefits from a secure entry system to the communal hallway, stairs and lifts, with all shared areas maintained by a factor. The would benefit from upgrading therefore providing an ideal opportunity for both first time buyers and investors alike. Early viewing is highly recommended to appreciate the space on offer along with the outstanding views to the North Sea and over the City to the West.

Heating is provided by an electric heating system and all windows are double glazed. The fitted flooring and light fittings will be included in the sale.

Location:

Porthill Court is a Category A listed building by Historic Environment Scotland and is located in the popular Gallowgate area of Aberdeen, well situated for access to the North East Scotland College and also Aberdeen University. Within walking distance is George Street which in turn leads to the Bon Accord Centre and through to Union Street where there is a variety of shops, recreational and leisure facilities. The area also gives access to Aberdeen Beach and there is a good selection of public transport facilities making many areas of Aberdeen easily accessible from this property.

Directions:

Travelling East on Union Street, exit left into Union Terrace and at the traffic lights, travel straight ahead onto Rosemount Viaduct, which then becomes South Mount Street. At the traffic lights with Rosemount Place turn right, then continue straight at the roundabout onto Maberly Street. Travel along through the traffic lights and up to the T junction. Turn right onto Gallowgate and Porthill Court is located on the left hand side.

Entrance:

The maintained communal hallway has stairwell and lifts leading to all floors and is protected by a security entry system.

Hallway:

An exterior wood effect door with side panel above gives access to the welcoming hallway; electric meter cupboard with consumer unit; wall mounted security door entry handset; coat hooks; pendant light fitting; fitted carpet.

Living Room: 4.51m x 3.74m (14'10" x 12'03") approx.

Generously proportioned living room with window providing stunning views over the west of the city; door access onto exclusive balcony; electric heater; pendant light fitting; curtain rail and curtains; laminate flooring.

Kitchen: 3.73m x 1.96m (12'03" x 6'05") approx.

Accessed from the lounge via sliding wood door the kitchen fitted with a range of beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and wall tiles; stainless steel sink and drainer with single taps; space for a cooker, fridge, freezer and washing machine; window; pendant light fitting; laminate flooring; 2 storage cupboards with shelves and water tank housed.



Stairs / Upper Landing:

Carpeted staircase providing access to the upper landing; handrail; electric heater; pendant light fitting; 2 deep fitting storage cupboards fitted with shelves. Access to inner landing provided by part frosted glazed door; fitted carpet; pendant light fitting.

Bedroom 1: 4.52m x 2.65m (14'10" x 8'00") approx.

Bright and airy double bedroom with window fitted curtain rail and curtains providing stunning sea views; electric heater; pendant light fitting; laminate flooring.

Bedroom 2: 3.55m x 3.09m (11'08" x 10'02") approx.

Good sized second double bedroom with a window and door providing access to balcony, again with stunning sea views ; electric heater; pendant light fitting; curtain rail and curtains; fitted carpet.

Shower Room:

Shower room fitted with a three-piece suite comprising of: W.C., wash hand basin with pedestal and a fully tiled shower unit complete with an electric shower; wall tiles; wall mounted mirror; electric fan heater; extractor fan; pendant light fitting; towel rail; vinyl flooring.

Outside:

The well-maintained communal garden space including playpark.

Parking:

Permit parking is available from Aberdeen City Council.



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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.

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