

37 Middlefield Place,
Aberdeen, AB24 4PN

Offers Over £87,000

peterkins













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Offers Over £87,000

- Superb Upper Flat
- Ideal for a First-Time Buyer or Buy-To-Let Investor
- Well-Proportioned Living Room
- Well-Equipped Kitchen
- Two Double Bedrooms
- Newly Installed Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Exclusive & Shared Areas of Garden
- Free On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 37277/9
EPC: Band C
Council Tax: Band B
Tenure: Ownership

Description:

We are pleased to offer for sale this **superb two-bedroom upper flat** which forms part of a four-flatted building within a well-established area of the city. The flat itself boasts fresh décor and a newly installed bathroom making the ideal purchase for a first-time buyer or buy-to-let investor. The generous accommodation comprises of: Entrance vestibule; central hallway; well-proportioned living room; well-equipped kitchen; two double bedrooms; modern bathroom with an over bath shower. Outside there are exclusive and shared areas of garden together with free on street parking. Heating is provided by a gas central heating system and all windows are double glazed. **Note:** New energy efficient combi boiler fitted in 2026. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Middlefield Place is located within easy reach of a wide range of amenities. The main Aberdeen ring road is situated nearby, and all parts of the city are therefore readily accessible. The location is also extremely convenient for the Aberdeen University Campus at Old Aberdeen, Foresterhill Hospital, Airport International Airport and the oil-related offices at both Bridge of Don and Dyce. There is also a wide range of shopping facilities close by, including the Tesco Superstore at nearby Danestone.

Directions:

From the west end of Union Street continue onto Alford Place. Take second right into Rubislaw Terrace and at the junction turn right into Albert Street. Proceed straight ahead onto Craigie Loanings which leads onto Argyll Place and Westburn Drive. At the roundabout take the third exit onto Hilton Drive and continue for some distance then turn left onto Middlefield Place. Number 37 is situated directly ahead as indicated by our “For Sale” sign.

Entrance:

The shared entrance has a staircase leading to the upper floor

Vestibule:

A hardwood exterior door with glazed panel above gives access to the vestibule; laminate flooring; a part glazed door leads through to the hallway.

Hallway:

Central hallway featuring a high-level storage cupboard with louvre doors; smoke detector; pendant light fitting; fitted carpet.

Living Room: 15’8” x 11’7” (4.77m 3.53m) approx.

Well-proportioned living room with a large double window providing a pleasant open front aspect; feature fireplace complete with a gas fire; fibre terminal; radiator; picture rail; smoke detector; ceiling cornice; five branch ceiling light fitting; fitted carpet; a glass panelled door leads through to the kitchen.





Kitchen: 9'11" x 6'5" (3.03m x 1.95m) approx.

Well-equipped kitchen with a good range if white base and wall mounted cabinets complimented by marble effect work surfaces and ceramic wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in oven; fridge/freezer; dishwasher; washing machine; wall mounted central heating boiler; "Hive" central heating controls; window to the rear of the property; smoke and heat detectors; three branch ceiling light fitting; laminate flooring.

Bedroom 1: 11'6" x 10'4" (3.51m x 3.14m) approx.

Bright and airy double bedroom with a lovely open front aspect; large double window fitted with a roller blind; wall to wall built-in wardrobes with sliding mirrored doors providing great hanging/storage space which also houses the consumer unit; built-in storage cupboard with louvre doors; radiator; dado rail; ceiling rose and cornice; pendant light fitting; fitted carpet.

Bedroom 2: 11'2" x 8'2" (3.41m x 2.49m) approx.

Spacious second double bedroom with a window to the rear of the flat; radiator; pendant light fitting; fitted carpet.

Bathroom:

The newly installed bathroom is fitted with a white three-piece suite comprising of: W.C. wash hand basin set onto a vanity unit and bath complete with boiler operated shower and shower curtains; wall tiles around suite; wall mounted mirrored medicine cabinet; frosted window to the rear; ladder style radiator; extractor fan; ceiling light fitting; tiled floor.

Outside:

There is an exclusive area of garden to the rear of the building which is enclosed and laid to lawn with shrub borders. In addition, there is a shared drying area. **Note:** The timber garden shed will remain.

Parking:

There is free on street parking available on Middlefield Place.

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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