

19 Bank Street, First Floor Right,
Ferryhill, Aberdeen AB11 7TA

Offers Over £70,000

peterkins











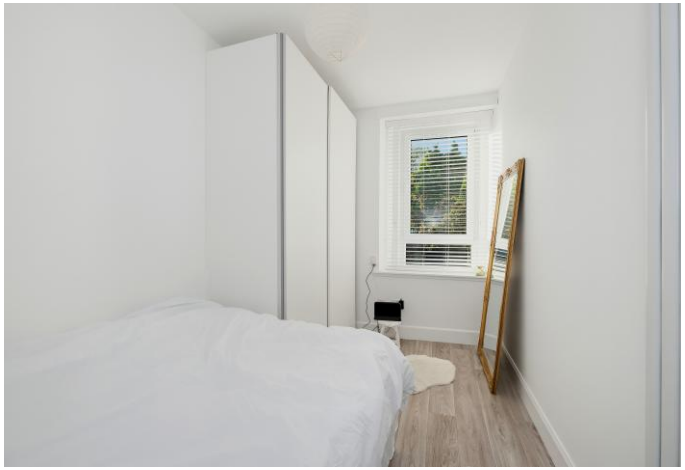

19 Bank Street, First Floor Right, Ferryhill, Aberdeen AB11 7TA

Offers Over £70,000

- Bright City First Floor Flat
- Spacious Living Room
- Modern Kitchen
- Double Bedroom with Rear Aspect
- Shower Room
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 48630/1
EPC: D
Council Tax: A
Tenure: Ownership

Description:

We are delighted to offer for sale this bright first floor flat which forms part of a traditional granite building in a mature residential location with easy access to the City Centre, Aberdeen University & RGU. Presented in excellent condition the property has fresh decor and quality fitted flooring, making this an ideal property for first time buyers and investors alike. The accommodation comprises: entrance hall; living room; modern kitchen; double bedroom; contemporary shower room. Heating is provided by gas central heating, and all windows are double glazed. Outside there is a shared rear garden and an exclusive cellar. The fitted flooring, light fittings and blinds will be included in the sale.

Location:

Bank Street is situated within the sought after Ferryhill area of the city. The City Centre, with its extensive range of amenities, including shops, cinema and restaurants, are all within walking distance and the Union Square shopping mall is only a few minutes away on foot. Public transport is readily available in the area, the bus and train stations at Union Square are also within walking distance. Reputable nursery and primary schools serve the area and Duthie Park with its wide-open spaces and winter gardens, and riverside walks along the River Dee are only a short walk from the property.

Directions:

Travelling East on Union Street turn left onto Crown Street and continue ahead across the traffic lights and onto South Crown Street. Take the first left onto Bank Street and number 19 is a short distance along the right-hand side of the road.

Entrance:

The well maintained communal entrance is accessed via a security entry system; with the benefit of shared landing storage cupboard.

Hallway: 1.5m x 1m (approx.)

Hardwood exterior door gives access to the welcoming hall; smoke detector; light fitting; wall mounted security entry handset; high level built cupboard housing utility meters and consumer unit; laminate flooring.

Living Room: 3.9m x 3m (approx.)

Generously proportioned living room with a high ceiling and a large window to the front of the property fitted with a blind and screen; pendant light fitting; smoke detector; recessed shelf; tall radiator; laminate effect vinyl flooring.

Kitchen: 3.35m x 2m (approx.)

Well equipped kitchen fitted with modern cabinets linked by dark wood effect worktop and black glass panel behind hob; sink with a mixer tap and draining board; integrated fridge freezer; freestanding washing machine and dishwasher; electric hob and built in oven; chimney style extractor hood; large window to the front of the flat fitted with wooden blind; spotlight fitting; heat detector; radiator; laminate effect vinyl flooring.





Bedroom 1: 3.4m x 2.7m (approx.)
Lovely bright double bedroom with quiet rear aspect; window fitted with a wooden 'Venetian' blind; pendant light fitting; built in wardrobe with fitted shelf, hanging rail and boiler; tall radiator; laminate effect vinyl flooring.

Shower Room:
Contemporary shower room fitted with shower cubicle and electric shower; recessed basin set into a vanity unit; W.C; tile effect aqua panels; window; laminate effect vinyl flooring; light fitting; extractor fan; chrome ladder style radiator.

Outside:
The shared garden to the rear of the property is well maintained, enclosed and laid mainly to grass with mature border and path; access to exclusive outhouse.

Parking:
Residents can apply for a parking permit via Aberdeen City Council.

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.

peterkins
Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen
Tel 01224 428100 Fax 01224 623191 Email propcen@peterkins.com