

19 University Road,
Aberdeen, AB24 3DR

Offers Over £130,000

peterkins













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Offers Over £130,000

- Refurbished Self-Contained Upper Flat
- Located Adjacent Aberdeen University Campus
- Generously Proportioned Living Room
- Newly Installed Dining Kitchen with Appliances
- Two Double Bedrooms
- Four-Piece Bathroom
- Gas Central Heating
- Double Glazing
- On-Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: TBC
EPC: Band C
Council Tax: Band D
Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate the interior of this **refurbished two-bedroom self-contained upper flat** situated in a popular city location, adjacent the Aberdeen University Campus. Presented in a "ready to move into" condition, the property boasts a lovely open outlook over the Kings College Pavilion/playing fields and features a newly installed kitchen, fresh neutral décor and newly fitted carpets/vinyl flooring. The spacious accommodation comprises of: Entrance with a staircase leading to the upper floor; upper hallway with a hatch to the loft; generously proportioned living room; dining kitchen with appliances; two double bedrooms; four-piece bathroom. Outside there is ample on-street parking, residents can apply for a permit through Aberdeen City Council for which an annual charge is applicable. Heating is provided by a gas central heating system and all windows are double glazed. The quality fitted flooring, white goods, light fittings and bathroom blinds will be included in the sale.

Location:

University Road is conveniently located to take full advantage of the city's amenities, particularly those at the Beach Esplanade which includes a retail park, multi-screen cinema and a selection of restaurants and cafes. There is a choice of local shops nearby including superstore shopping and a regular bus service to the City Centre and beyond. The property is also conveniently located for Aberdeen University Campus, Aberdeen Sports Village, the City Centre and the Queens Links.

Directions:

Travelling north on King Street follow the road for a considerable distance and just prior to the Kings College Pavilion/playing fields, turn left onto University Road. Number 19 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:

Entrance:

A part glazed uPVC exterior door gives access to the property; a carpeted staircase with wooden handrail leads to the upper floor; window to the side of the flat; two radiators; ceiling cornice; pendant light fitting; fitted carpet.

Hallway:

Welcoming hallway with a window to the side of the building; hatch to the insulated storage loft which is accessed via a "Ramsay" ladder; electric meter cupboard; radiator; smoke detector; ceiling cornice; pendant light fitting; fitted carpet.

Living Room: 13'9" x 12'4" (4.18m x 3.75m) approx.

Generously proportioned living room with a triple formation window to the front of the property which provides wonderful views over Kings College Pavilion/playing fields; feature fireplace with built-in shelved storage units to either side; radiator; smoke detector; pendant light fitting; fitted carpet.





Dining Kitchen: 13'9" x 13'8" (4.20m x 4.18m) approx.

Newly installed dining kitchen fitted with an excellent range of white base and wall mounted cabinets complimented by contrasting work surfaces and matching splashbacks; stainless steel sink and drainer with a mixer tap; ceramic hob; built-in oven; free standing "American" style fridge/freezer; washing machine; wall cabinet housing the central heating boiler; triple formation window to the rear of the building; radiator; heat detector; ceiling cornice; two pendant light fittings; vinyl flooring.

Bedroom 1: 13'8" x 10'3" (4.18m x 3.13m) approx.

Well-appointed double bedroom with an open front aspect; window providing superb views over Kings College Pavilion/playing fields; built-in wardrobe/storage cupboard; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Bedroom 2: 12'4" x 10'5" (3.75m x 3.17m) approx.

Bright and airy second double bedroom with a window to the rear of the property; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a white four-piece suite comprising of: W.C., wash hand basin with pedestal, bath and a tiled shower enclosure complete with a mixer shower; wall tiles around the sink and bath to dado height; frosted window to the rear of the flat fitted with vertical blinds; shaver point; pendant light fitting; vinyl flooring.

Parking:

Ample on-street parking can be found on University Road. Residents can apply for a permit through Aberdeen City Council for which an annual charge is applicable.

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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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