



6 Forest Road, Aberdeen AB15 4BT

Offers over £114,000

ONE BEDROOM TOP FLOOR APARTMENT IN A TRADITIONAL GRANITE BUILDING
SITTING BACK FROM THE MAIN ROAD, IN THE HEART OF THE WEST END

Stronachs

6 Forest Road, Aberdeen AB15 4BT

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TOP FLOOR ONE BEDROOM APARTMENT, located in a row of granite buildings set back from the main road on Forest Road. Benefiting from gas central heating and double glazing, there is also a security entry system. The communal entrance and Hallways are clean and well maintained. The accommodation comprises: Entrance Hall with large Store off; Lounge to rear; Kitchen with breakfast bar; Double Bedroom; and Bathroom with shower. There is a shared garden to the rear of the property. This is an ideal first time buy or investment opportunity, as the property is being sold inclusive of all contents.

Forest Road is situated in an area well served by local shops and public transport facilities and is within the catchment areas of both excellent Primary and Secondary Schools. The property lies within easy access to Anderson Drive, therefore, to the main business centres to the north and south of the City, the hospital complex at Foresterhill and Aberdeen Airport. Most parts of the City are readily accessible with the property being well suited for a wide range of pubs, clubs, restaurants, leisure facilities in the west end of the City and being within easy walking distance of the West End of Union Street.

ENTRANCE HALL



Accessed via carpeted communal Hall, and entered by solid wooden door. Security entrance handset, smoke alarm and wall light. There is a generous Store with louvre doors which houses the boiler, meters, and has wall mounted coathooks and wall light.

LOUNGE 14' 9" X 12' 2" (4.50M X 3.71M)



Spacious Lounge with window to rear overlooking the garden. There are high ceilings and cornicing, as well as picture rail. Decorative fireplace with tiled hearth and inset in wooden surround. Ceiling and wall light fittings. Central heating radiator and television point.

KITCHEN 12' 6" X 8' 6" (3.81M X 2.59M)



Accessed via part glazed door from the Hall, the Kitchen is fitted with wall and base units with splashback tiling and complementing work surfaces. There is a handy purpose built breakfast bar and feature ceiling. The integrated oven, hob and hood, freestanding fridge/freezer and washer/dryer are included in the sale. Inset downlighters, central heating radiator, and window to front.

BEDROOM 12' 6" X 10' 0" (3.81M X 3.05M)



Double Bedroom situated to the front of the property, laid with carpet, with two wall lights and dado rail. There is ample space for free standing furniture. Central heating radiator.

BATHROOM 7' 6" X 4' 9" (2.29M X 1.45M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over and glazed shower screen. Recessed medicine cupboard. Inset downlighters, shaver point, extractor fan and central heating radiator.

EXTERNAL



There is a shared garden to the rear of the property which is mainly laid to lawn with gravel. A gate allows access to rear lane.

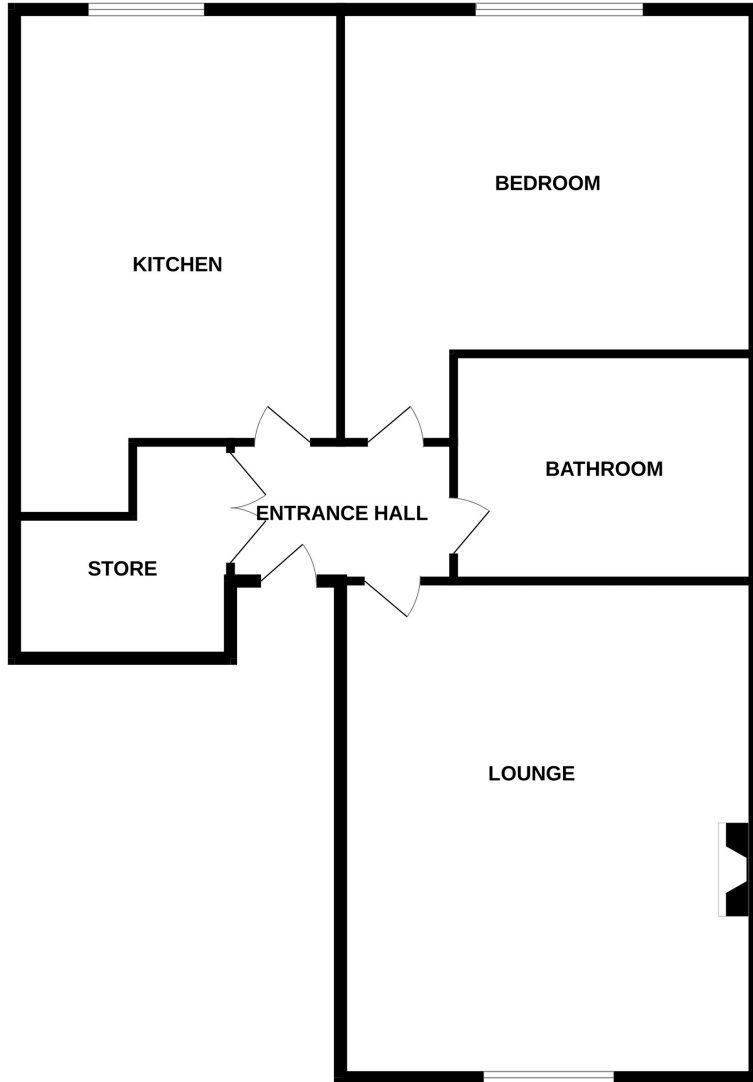
EXTRAS

The property is to be sold as seen to include all blinds and light fittings, carpets and floor coverings, contents and white goods.

COUNCIL TAX BAND - D

EPC BANDING - E

TOP FLOOR, 6 FOREST AVENUE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs