



# Flat 23 Clifton Manor, 352 Clifton Road, Aberdeen AB24 4DX

Offers Over £55,000

ONE BEDROOM TOP FLOOR FLAT SET WITHIN THE CATEGORY B LISTED CLIFTON  
MANOR

Stronachs

# Flat 23 Clifton Manor, 352 Clifton Road, Aberdeen AB24 4DX

Offers Over £55,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to market this ONE BEDROOM TOP FLOOR FLAT, located in Woodside forming part of a converted church. This would be a great opportunity for a first time purchase or an investment opportunity, being within a short distance of the University of Aberdeen and Foresterhill Hospital Complex. Benefitting from security entry system, individual alarm, double glazing and electric heating, the accommodation comprises: Entrance Hall; Lounge with Kitchen off; Double Bedroom; and Bathroom. There is a Residents Association which is a £300 cost per property per year which covers the upkeep of the building and any other repairs required.

Clifton Manor is located to the north of the city and is convenient for the office and industrial complexes situated at Bridge of Don and Dyce. Within the area there is a variety of amenities including local shops, gym facilities, primary and secondary schools. The city centre and TESCO Danestone is a short drive away. Public Transport is readily available to take you further into the city. Anderson Drive is nearby providing access to the business centres to the north and south of the city, Aberdeen Airport and the AWPR.

## HALLWAY



Giving access to the remaining accommodation, with a generous storage cupboard with ceiling light, fuse box and wall mounted coat hooks. The Hallway benefits from an individual security alarm and security entrance handset. Ceiling light and smoke alarm.

## LOUNGE 20' 1" X 10' 1" (6.12M X 3.17M)



Spacious Lounge with a unique arch window as the focal point providing great views. Ample space for a suite and dining. Two ceiling light fittings, heater, TV and telephone point.

### KITCHEN 8' 2" X 7' 0" (2.49M X 2.13M)



Situated off the Lounge in an open plan space, the Kitchen is fitted with wall and base units with complementing work surfaces and tile splashback. The white goods are to remain. Panel electric heater, ceiling light fitting, serving hatch and window to the rear.

### BEDROOM 14' 0" X 9' 6" (4.27M X 2.90M)



Double Bedroom which has been neutrally decorated, benefitting from double built-in mirrored wardrobe providing hanging and shelf storage with sliding doors. Corner curved window allowing natural light, telephone point, heater and ceiling light fitting.

## BATHROOM 6' 9" X 6' 3" (2.06M X 1.91M)



Partially aqua panelled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and bath with shower over. Wall mounted mirror with light above, extractor fan, shaver point and chrome ladder style radiator.

## EXTERNAL



Communal hallway maintained by The Residents Association which costs £300 per property per year which covers the upkeep of the building and any other repairs required.

## EXTRAS

Property sold as seen.

COUNCIL TAX BAND - C

EPC BANDING - E















You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

28 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 626100  
Fax: 01224 845900

Email:  
[Info.property@stronachs.com](mailto:Info.property@stronachs.com)  
Web: [www.stronachs.com](http://www.stronachs.com)

**Stronachs**