



553 (TOP RIGHT) Great Western Road, Aberdeen  
AB10 6PE

Offers Over £59,500

ONE BEDROOM TOP FLOOR FLAT IN A TRADITIONAL GRANITE TENEMENT

Stronachs

# 553 (TOP RIGHT) Great Western Road, Aberdeen AB10 6PE

Offers Over £59,500

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this ONE BEDROOM TOP FLOOR FLAT, located in Mannofield. This property is well presented throughout, benefitting from gas central heating, double glazing and a security entry system, making this an ideal home for first-time buyer or as an investment property. The accommodation comprises Entrance Hall; Lounge, with space for Dining; Kitchen; Double Bedroom and Bathroom.

Great Western Road is a much sought-after location, being ideally placed for the City Centre with easy access onto the main Aberdeen ring road which provides commuter routes to both north and south of the city. There is regular public transport, excellent shopping, cafes and sport facilities are located nearby, as well as the Aberdeen Squash and Racketball Club. The industrial units at Altens and Portlethen are easily accessed by way of Anderson Drive, which is a short drive from the property. Asda and Sainsbury in Garthdee are within close proximity, by a short drive.

## HALLWAY



Accessed via wooden door and laid with carpet, providing access to the remaining accommodation. Meter cupboard, two separate wall mounted coat hooks, central heating radiator, ceiling light fitting, smoke alarm, telephone point and security entry handset.

## LOUNGE 14' 5" X 12' 8" (4.39M X 3.86M)



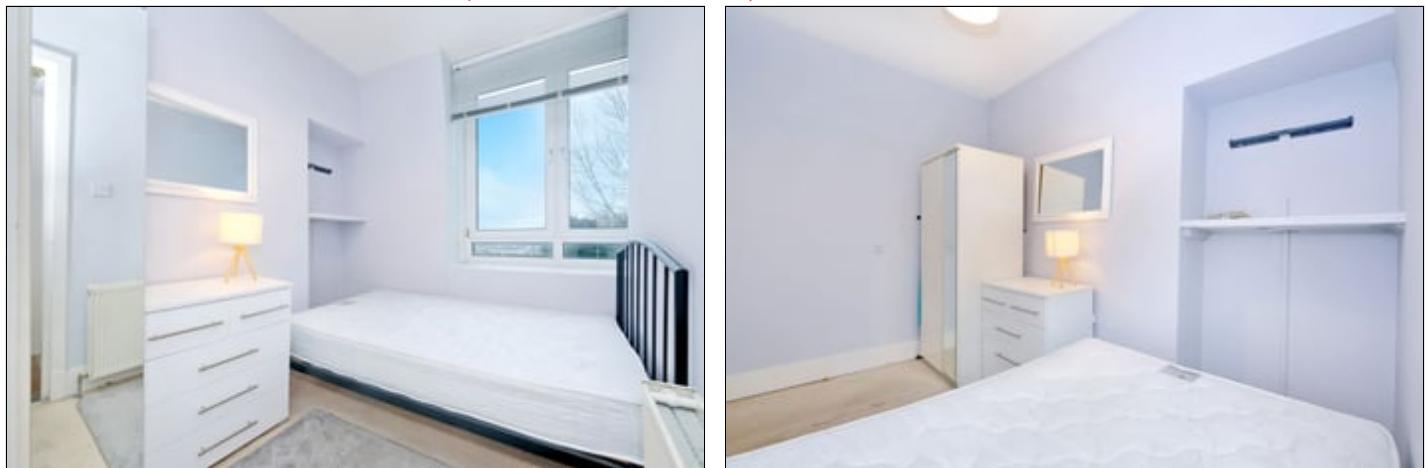
The light and airy Lounge is a great size with enough space to comfortably accommodate small dining table and chairs. Window to the front allows plenty of natural light. Alcoves, with built-in storage, flank either side of the chimney breast. TV point, smoke alarm and ceiling light fitting.

## KITCHEN 7' 7" X 4' 8" (2.31M X 1.42M)



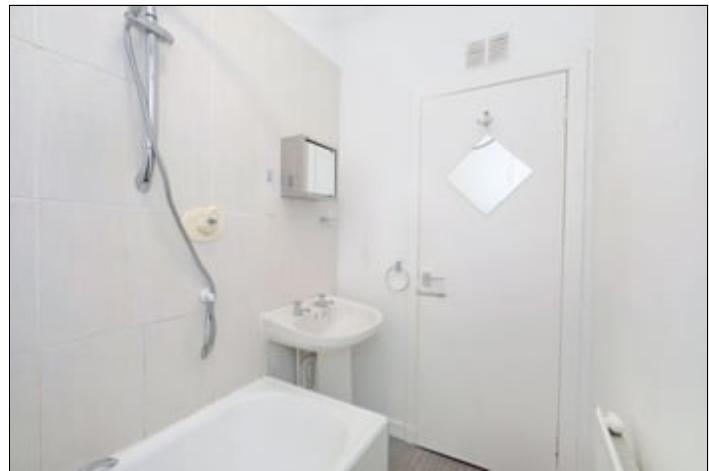
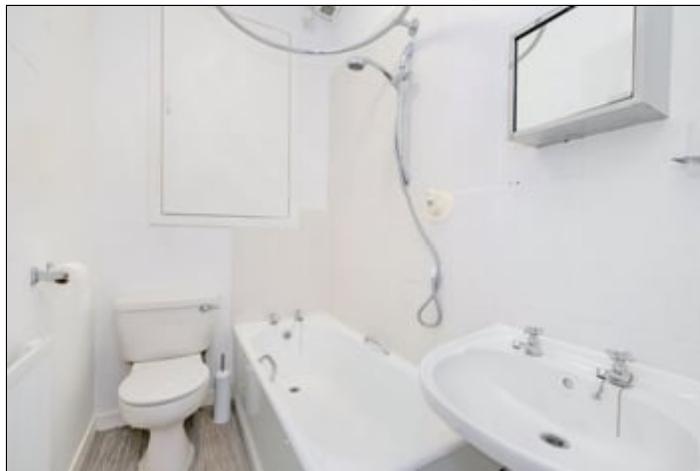
The Kitchen is fitted with a range of wall and base units with complimenting work surfaces and tiled splashback. The oven and hob are integrated. Extractor fan, smoke alarm, ceiling light fitting, inset sink and mixer. Space for washing machine. Wall mounted central heating boiler.

## BEDROOM 10' 8" X 8' 3" (3.25M X 2.51M)



Bright Double Bedroom to the rear of the property overlooking the shared Garden. Ample space for free-standing furniture. Central heating radiator and ceiling light.

## BATHROOM 6' 9" X 4' 5" (2.06M X 1.35M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Cupboard provides good storage. Central heating radiator, ceiling light fitting and extractor fan.

## EXTERNAL



There is a shared Garden to the rear. The Garden is laid mainly to lawn.

## EXTRAS

Property to be sold as seen.

COUNCIL TAX BAND - A

EPC BANDING - C















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