



Flat 5, 16 Netherkirkgate, Aberdeen AB10 1AU

Offers Over £79,999

TWO BEDROOM FIRST FLOOR FLAT LOCATED IN THE CITY CENTRE

Stronachs

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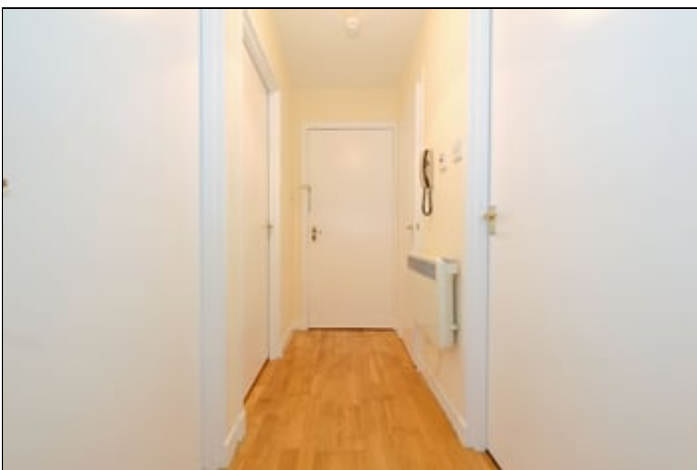
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TWO BEDROOM FIRST FLOOR FLAT forming part of a traditional granite tenement located within the City Centre. This property benefits from electric heating, security entry system and double glazing. The accommodation comprises: Entrance Hall with excellent storage; Lounge with Kitchen off; two Double Bedrooms; and Bathroom. This property is ideally placed for access to the City Centre and the North East Scotland College and University of Aberdeen, making it an ideal first time purchase or investment opportunity.

Netherkirkgate is located within walking distance to most local amenities in the area, including, restaurants, local cafes and supermarkets. Residents can also enjoy a scenic walk along Aberdeen Beach front which is quite close by and currently undergoing massive development. The retail park with options including Asda, Aldi, Home Bargains as well as the cinema and amusement arcades. There are regular public transport links to other parts of the city.

HALLWAY



Giving access to the remaining accommodation, with generous storage cupboard which houses the fuse box. Ceiling light fitting, smoke alarm, electric heater and security entrance handset.

LOUNGE 19' 7" X 10' 9" (5.97M X 3.28M)



Spacious Lounge with ample space for a suite and dining. The electric fire offers extra warmth and comfort. Window to the front providing natural light. Smoke alarm, two ceiling light fittings, tv and telephone point.

KITCHEN 10' 9" X 8' 9" (3.28M X 2.67M)



Situated off the Lounge, the Kitchen is fitted with modern wall and base units with complementing work surfaces and tiled splashback. The oven and hob are integrated with extractor fan over and there is a washing machine and fridge-freezer which are to remain. Inset sink and mixer, smoke alarm and ceiling light fitting.

BEDROOM 1 10' 4" X 9' 9" (3.15M X 2.97M)



Neutrally decorated Double Bedroom with window to the side allowing natural light. Ample space for free-standing furniture. Ceiling light fitting and electric heater.

BEDROOM 2 10' 1" X 7' 5" (3.07M X 2.26M)



Second Double Bedroom again window to the side allowing natural light. This room could also be used as an office/study. Ceiling light fitting and electric heater.

BATHROOM 7' 8" X 7' 1" (2.34M X 2.16M)



Partially tiled Bathroom fitted with a three piece suite comprising wash hand basin with wall mounted mirror over, toilet pedestal and bath with shower over. Generous cupboard provides shelf storage and houses the water tank. Ceiling light fitting, extractor fan and shaving point.

EXTERNAL

Communal hallway factored by Property Management Company for £39 approx.

EXTRAS

Property to be sold as seen.

COUNCIL TAX BAND - C

EPC BANDING - E



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