



## 7 Portal Terrace, Aberdeen AB24 2SW

Offers over £109,500

SPACIOUS TWO BEDROOM END TERRACED DWELLINGHOUSE WITH GARDEN, IN A GREAT LOCATION FOR THE UNIVERSITY AND HOSPITAL

Stronachs

# 7 Portal Terrace, Aberdeen AB24 2SW

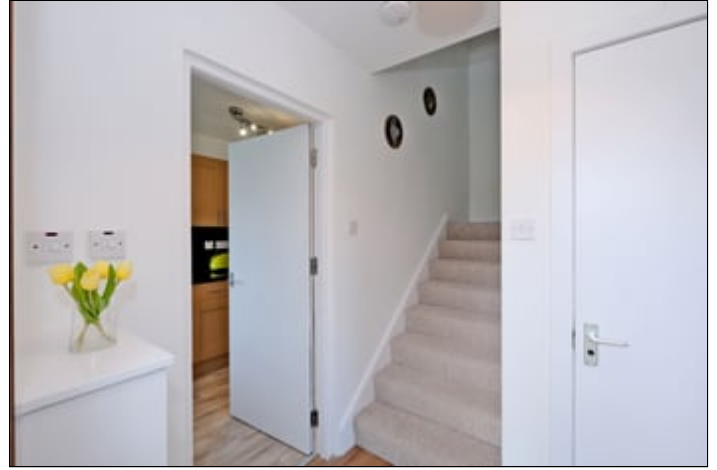
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SPACIOUS TWO BEDROOM END TERRACED DWELLINGHOUSE. Recently redecorated throughout, the property is in excellent order and benefits from double glazing and gas central heating. The accommodation comprises, on the ground floor: Entrance Hall; Lounge; Kitchen with informal dining area; and Cloakroom with toilet. On the upper floor are two very generous Double Bedrooms and Bathroom. There is an easily maintained garden to the front of the property. This property is also being sold with most furniture and white goods included, making it an excellent first time purchase or rental investment.

Within walking distance of the University at Old Aberdeen, Cruickshank Botanical Gardens and Seaton Park, there are also a good range of local shopping facilities closeby for everyday requirements as well as easy access to the superstores at Bridge of Don, Danestone, Berryden and Kittybrewster. The Industrial Estates at Bridge of Don and Dyce can easily be accessed using the 'Diamond Bridge' third Don crossing or indeed from nearby King Street. Primary and Secondary schooling is available nearby. An excellent public transport system runs to and from the city centre.

## ENTRANCE HALL



Accessed via part glazed door with glazed side panel, the Hall provides access to the remaining accommodation and houses meter cupboard. Ceiling light fitting.

## LOUNGE 16' 3" X 10' 10" (4.95M X 3.30M)



This spacious light and airy Lounge has a window to the front and is laid with laminate. Ceiling light fitting, central heating radiator and television point.



## KITCHEN WITH INFORMAL DINING AREA 16' 3" X 7' 0" (4.95M X 2.13M)



Another light and airy room, fitted with a modern range of wall and base units with complementing work surfaces. Inset sink and drainer with mixer tap below window to side. The integrated appliances include double oven; halogen hob, and extractor hood over. Washing machine and free-standing fridge/freezer. Wall mounted informal dining area which could easily be replaced by small dining table and chairs. Ceiling light fitting, central heating radiator, smoke alarm and wall mounted television (to remain).

## CLOAKROOM



Fitted with a two piece suite comprising wash hand basin and toilet pedestal, with extractor fan and wall light.

## UPPER FLOOR



Carpeted stairs lead to the upper floor accommodation. There is a large airing cupboard on the Landing, with ceiling light fitting and smoke alarm. Access hatch with Ramsay ladder to Loft space.

### BEDROOM 1 21' 0" X 14' 3" (6.40M X 4.34M)



Very generous Double Bedroom, laid to laminate and benefiting from three built-in wardrobes allowing both shelf and hanging storage. Ceiling light fitting, smoke alarm and central heating radiator. Window to side.

### BEDROOM 2 16' 3" X 7' 9" (4.95M X 2.36M)



Second generous Double Bedroom with window to side, laid with laminate flooring and with ample room for a range of bedroom furniture. Ceiling light fitting, central heating radiator, smoke alarm and television point. Built-in cupboard allowing hanging and shelf storage.

## BATHROOM 9' 5" X 5' 0" (2.87M X 1.52M)



Partially aqua panelled and fitted with a modern three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Window to side. Ceiling light fitting, central heating radiator and extractor fan.

## EXTERNAL



There is an enclosed and exclusive area of garden ground to the front of the property, with slabbed patio and gravel chips for ease of maintenance, with interspersed shrubs and flowers. To the rear is a residents parking area. A large store beside the entrance to the property houses the boiler and allows for storage.

## EXTRAS

All floor coverings, curtains, blinds, and light fittings are included in the sale, together with the integrated appliances in the Kitchen as well as the washing machine, free-standing fridge/freezer, wall mounted television in the Kitchen and the usual fixtures and fittings in the Bathroom and Cloakroom. Most of the remaining furniture is also available, if required.

COUNCIL TAX BAND - C

EPC BANDING - C













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