



58A Erroll Street, Aberdeen, Aberdeen AB24 5PP

Offers over £109,500

SPACIOUS TWO BEDROOM GROUND FLOOR FLAT WITH ALLOCATED PARKING SPACE IN AN ESTABLISHED DEVELOPMENT, IDEAL FOR ACCESS TO THE CITY CENTRE AND UNIVERSITY OF ABERDEEN

Stronachs

58A Erroll Street, Aberdeen, Aberdeen AB24 5PP

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TWO BEDROOM GROUND FLOOR APARTMENT, freshly decorated throughout and with the added appeal of an allocated parking space within the residents car park. Part of an established development just off King Street, the property is ideally situated for the city centre, University of Aberdeen, and Aberdeen Sports Village. Benefitting from gas central heating, full double glazing and security entry system, the accommodation comprises: Entrance Hall; Lounge with small bay window to front; Dining Kitchen; two Double Bedrooms; and Bathroom. The communal areas are clean and well maintained under a factoring agreement currently costing around £36 per month.

Erroll Street is located just off King Street, in a quiet location with a large community garden being created just round the corner. There are a number of local shops on and surrounding King Street, with a regular bus service to all areas of the City. The beachfront with its huge variety of restaurants and entertainment facilities is within walking distance as is a large ASDA superstore and many other stores. Being sold with almost all furniture included, this is an ideal first time purchase or investment opportunity.

ENTRANCE HALL



Welcoming Entrance Hall providing access to the remaining accommodation, with large airing cupboard, meter cupboard and wall mounted coathooks. Ceiling light fitting, security entry system handset and central heating radiator. Matwell.

LOUNGE 16' 3" X 10' 7" (4.95M X 3.23M)



Light and airy Lounge with quality flooring and bay window to front allowing natural light to flood the room. Ceiling light fitting, central heating radiator, television point and smoke alarm.

DINING KITCHEN 10' 3" X 9' 7" (3.12M X 2.92M)



Spacious Dining Kitchen fitted with a quality range of wall and base units with complementing work surfaces and splashback, with inset sink and drainer below window to rear. The integrated appliances include oven with gas hob and extractor hood over, and fridge/freezer. The washing machine is to remain. There is also space for small dining table and chairs. Ceiling light fitting, central heating radiator.

BEDROOM 1 11' 8" X 9' 0" (3.56M X 2.74M)



Large Double Bedroom with window to the front of the property, again neutrally decorated and benefitting from built-in double wardrobes allowing excellent hanging and shelf storage, with sliding mirrored doors. Ceiling light fitting and central heating radiator.

BEDROOM 2 10' 3" X 9' 6" (3.12M X 2.90M)



Second Double Bedroom, this time overlooking the rear and again benefitting from double built-in wardrobe with hanging and shelf storage, with sliding mirrored doors. Ceiling light fitting and central heating radiator.

SHOWER ROOM 6' 5" X 5' 5" (1.96M X 1.65M)



Mostly aqua panelled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and walk in large shower cabinet. Ceiling light fitting and chrome ladder style radiator. Extractor fan and shaver point.

EXTERNAL



The property forms part of an established development just off Seaforth Road. The communal areas, including the car park, are maintained under a factoring agreement currently costing around £36 per month (this does NOT include buildings insurance). There is an allocated car parking space to the rear.

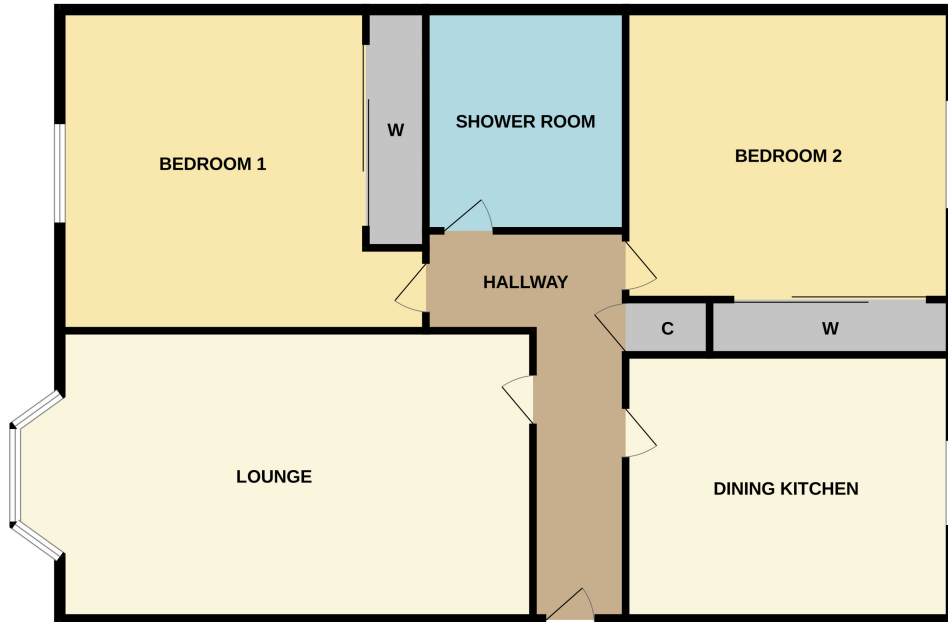
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale together with the white goods in the Kitchen and any remaining furniture.

COUNCIL TAX BAND - C

EPC BANDING - C

58A ERROLL STREET



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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