



738A Great Northern Road, Aberdeen AB24 2GF

Offers Over £45,000

GENEROUS ONE BEDROOM GROUND FLOOR FLAT

Stronachs

738A Great Northern Road, Aberdeen AB24 2GF

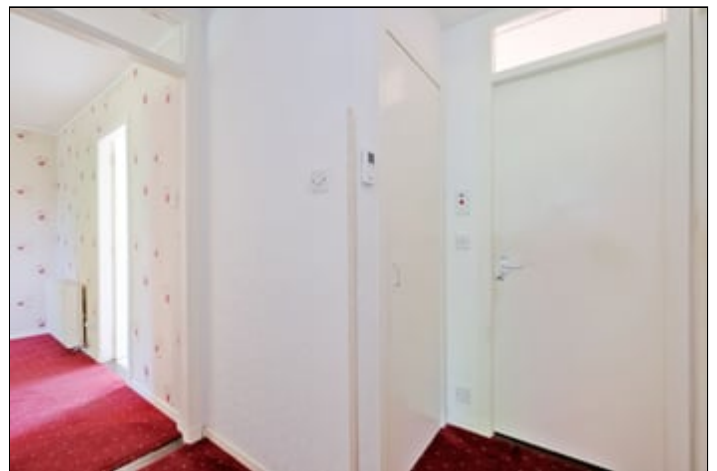
Offers Over £45,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this GENEROUS ONE BEDROOM GROUND FLOOR FLAT. Benefitting from security entry system and double glazing, the accommodation comprises: Entrance Vestibule; Inner Hall with a large storage cupboard; Lounge; Double Bedroom; Kitchen with space for dining; and Bathroom. This property is in need of some modernisation and upgrading throughout but a great opportunity for a first time buyer.

The area is well served by local amenities and public transport with the University of Aberdeen, Aberdeen Royal Infirmary and Aberdeen International Airport in close range. Great Northern Road is off North Anderson Drive which provides access throughout the city. Also nearby is the Woodside Trail with scenic walk along the River Don.

ENTRANCE VESTIBULE & INNER HALL



The Vestibule is accessed via UPVC door to the front. Ceiling light fitting. Wooden door leads you to the Inner Hall. Ceiling light fitting, smoke alarm, electric radiator and security entrance handset. There is a spacious storage cupboard with wall mounted coat hooks.

LOUNGE 13' 5" X 10' 3" (4.09M X 3.12M)



Light and airy Lounge, with picture window to the side allowing plenty of natural light and a view of the greenery surrounding the building. Electric radiator, ceiling light fitting, TV and telephone point.

KITCHEN 10' 7" X 8' 8" (3.23M X 2.64M)



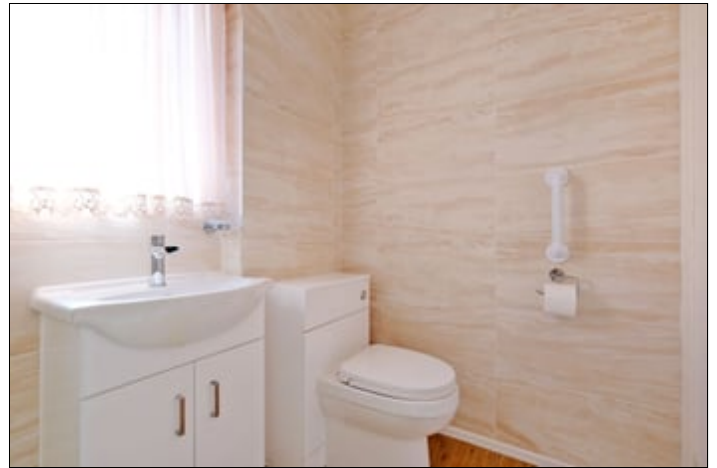
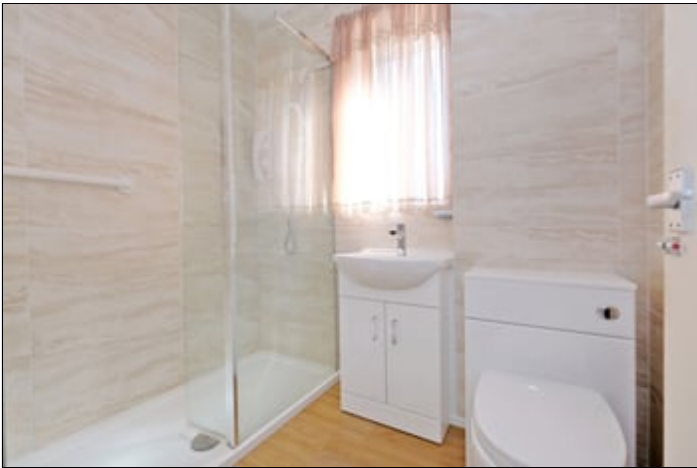
Accessed via the wooden door from the Lounge there is ample space for dining. Fully tiled walls and floor, with fitted wall and base units and complimenting work surfaces. Electric hob with hood over and oven are to remain. Inset sink and mixer under the window to the front. Ceiling light, electric heater and extractor fan.

BEDROOM 10' 3" X 10' 0" (3.12M X 3.05M)



Double Bedroom with ample wall units for great shelf and hanging storage, window to the side . Ceiling light fitting and electric heater.

BATHROOM 6' 9" X 4' 8" (2.06M X 1.42M)



Fully tiled Bathroom with laminate flooring and fitted with a three piece suite comprising walk in shower with glazed screen, toilet and wash hand basin with vanity unit under. Window to the front, ceiling light fitting and heated towel rail.

EXTERNAL



Shared drying green and bin store.

EXTRAS

House to be sold as seen.

COUNCIL TAX BAND - A

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
Web: www.stronachs.com

Stronachs