



Flat 1 18 Ferryhill Place, Aberdeen AB11 7SE

Offers Over £120,000

ONE BEDROOM GROUND FLOOR FLAT LOCATED IN FERRYHILL, WITH EXCLUSIVE CAR PARKING SPACE TO THE REAR

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to market this WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT, Situated within a traditional granite listed building, set back from the road in the desirable Ferryhill area. Exclusive car parking space to the rear and on street parking available on obtaining a permit. The communal Hallway is clean and well maintained, the property benefits from security entry system and gas central heating. The accommodation comprises: Entrance Hall with great storage; bright and airy Lounge situated to the front; modern Kitchen; Double Bedroom; and Shower Room.

Ferryhill is a much sought after residential area of Aberdeen with a strong community. Located only a short distance from all the amenities within the City Centre, including local shops, pharmacies, bars and restaurants as well as Union Square providing a wider selection of retail shops, restaurants and cinema. Regular bus routes can take you further into or out of the city to explore more, also in walking distance is the train and bus station. To enjoy scenic walks there are an abundance of options including, Duthie Park with its acclaimed Winter Gardens, the old railway line and the River Dee.

HALLWAY



The welcoming Hallway provides access to the remaining accommodation. Double wardrobe providing excellent hanging and shelf storage, with sliding mirrored doors. Two ceiling light fittings, security entry handset and smoke alarm.

LOUNGE 15' 0" X 14' 6" (4.57M X 4.42M)



Spacious Lounge with bay window to the front, allowing natural light to flood the room, highlighting traditional features including traditional plinth and panelling. High ceilings with beautiful cornicing and deep skirtings. Ample space for dining. Recess, two central heating radiators, two wall lights and ceiling light fitting.

KITCHEN 9' 2" X 4' 8" (2.79M X 1.42M)



Fitted with modern gloss wall and base units with complimenting work surfaces and splashback. The oven, gas hob with extractor fan over are integrated as is the newly fitted dishwasher and freezer, the freestanding fridge is to remain. Inset sink and mixer tap below window to the rear. Inset ceiling downlighters and central heating radiator.

BEDROOM 13' 1" X 8' 5" (3.99M X 2.57M)



Light and airy Double Bedroom situated to the rear. Benefitting from two double mirrored wardrobes, again providing shelf and hanging storage, while still leaving space for free-standing furniture. Telephone point, central heating radiator and two ceiling light fittings.

BATHROOM 7' 0" X 4' 9" (2.13M X 1.45M)



Newly upgraded Bathroom fitted with a modern three piece suite comprising wash hand basin, toilet pedestal and walk in shower with glazed sliding door. Ladder style chrome radiator, inset downlighters and extractor fan.

EXTERNAL



The Garden to the front is exclusive as is one of the stores in the basement and the car parking space to the rear. The Garden to the front is laid mainly to lawn while the shared garden to the rear is laid mainly to gravel. The communal Hallway is clean and well maintained.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale together with all integrated appliances and freestanding fridge in the Kitchen and the usual fixtures and fittings in the Shower Room.

COUNCIL TAX BAND - B

EPC BANDING - D



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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs