



41 Ash-hill Drive, Aberdeen AB16 5YR

Offers Over £64,500

TWO BEDROOM FIRST FLOOR FLAT LOCATED NORTH-WEST OF THE CITY CENTRE

Stronachs

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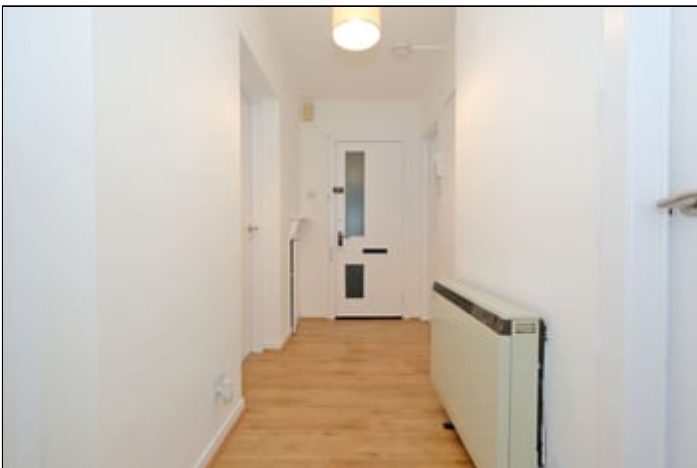
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to market this TWO BEDROOM FIRST FLOOR FLAT, located North-West of the city. Benefitting from security entry system, electric heating and double glazing, the accommodation is freshly decorated and comprises; Entrance Hall; Lounge; Kitchen which can be accessed via Lounge or Hallway; two Double Bedrooms; and Bathroom. This is an ideal first time purchase or investment opportunity.

Located to the North-West of the City Centre, Ash-Hill is a well established residential area offering quick and easy access to the heart of the city making it an ideal location. The Aberdeen Royal Infirmary is just a short walk away adding to the appeal. The area is well served by regular public transport providing great access to a wider selection of shops, cafes and restaurants. Scenic walks can found nearby at Westburn Park.

HALLWAY



Entered via partially glazed door the welcoming Hallway provides access to the remaining accommodation, containing a storage cupboard which houses the water tank while still allowing ample shelf space. Meter cupboard, smoke alarm, ceiling light fitting and electric heater.

LOUNGE 17' 9" X 9' 9" (5.41M X 2.97M)



Bright and inviting Lounge filled with natural light coming from the window to the front. The room offers ample space for both a suite and dining. Two ceiling lights, two wall lights, electric heater and smoke alarm.

KITCHEN 14' 4" X 5' 8" (4.37M X 1.73M)



Situated off the Lounge, the Kitchen is fitted with wall and base units with complementing work surfaces and tiled splashback. Window to the front allows ample light into the room. The oven and hob are integrated with extractor fan over and there is a washing machine and fridge which are to remain. Inset sink and mixer, smoke alarm and spotlight.

BEDROOM 1 12' 9" X 11' 1" (3.89M X 3.38M)



Spacious Double Bedroom benefitting from three built in wardrobes that have great shelf and hanging space, with this there is still ample room for free standing furniture. Window to the rear providing light. Ceiling light and electric heater.

BEDROOM 2 12' 9" X 11' 5" (3.89M X 3.48M)



Second Double Bedroom located to the rear of the property that could also be used as an office/study. Ceiling light fitting and electric heater.

BATHROOM 13' 1" X 5' 4" (3.99M X 1.63M)



The Bathroom is partially tiled, fitted with a three piece suite comprising wash hand basin with wall mounted mirror over, toilet pedestal and bath with shower over. Glazed window to the rear, ceiling light fitting and towel rail.

EXTERNAL



Shared drying green and rotary clothes dryer.

EXTRAS

Property to be sold as seen.

COUNCIL TAX BAND - B

EPC BANDING - C



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