



17C Polmuir Road, Aberdeen AB11 7RS

Offers over £200,000

STYLISH TWO/THREE BEDROOM FIRST FLOOR APARTMENT WITH PARKING, IN THE DESIREABLE FERRYHILL AREA

Stronachs

17C Polmuir Road, Aberdeen AB11 7RS

Offers over £200,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this stylish and spacious THREE BEDROOM FIRST FLOOR APARTMENT with exclusive parking space located in the much sought after and popular Ferryhill area. Presented in good order throughout, the property offers well-proportioned living accommodation with neutral decor throughout and excellent storage, benefiting from gas central heating, double glazing and security entry system. The accommodation comprises: Entrance Hallway, spacious Living Room; Dining Kitchen; Master Bedroom with En suite Shower room and dressing area; two further Double Bedrooms; and Family Bathroom. There is an allocated parking space within the residents car park.

Polmuir Road is situated within the popular area of Ferryhill. It is within easy walking distance of the city centre and is also well served by a regular public transport service. The area has local shops and its own primary school with secondary education being available in the city centre. Within minutes' walk is Aberdeen's famous Duthie Park with its award winning Winter Gardens. There is also a local library, community centre and sports facilities. The excellent transport links provide easy reach to the business centres lying to the north and south of the city, the hospital complex at Foresterhill, the Universities at Garthdee and Old Aberdeen and Aberdeen Airport for travel further afield.

ENTRANCE HALL



Entered from the communal area via a solid door. Wall mounted entry phone system. The L-shaped hallway is spacious and the decoration is neutral. The floor is of laminate finish. There is a radiator and two ceiling light fittings. Ceiling cornicing adds to the style and calibre of the accommodation. There are two spacious storage hall cupboards. Telephone point.

LOUNGE 18' 5" X 13' 0" (5.61M X 3.96M)



Spacious Lounge with large picture window to front, overlooking the local Bowling Green. Laid with quality flooring and decorated in neutral tones, there are two ceiling and wall light fittings, two central heating radiators, and telephone point.

DINING KITCHEN 18' 7" X 8' 0" (5.66M X 2.44M)



Large Dining Kitchen fitted with a range of wall and base units with complementing work surfaces and splashback. Inset sink and drainer below window to rear. The integrated electric oven with gas job and extractor is included, as is the dishwasher, washing machine fridge and freezer. Space for table and chairs. Inset ceiling downlighters and central heating radiator.

BEDROOM 1 17' 5" X 11' 4" (5.31M X 3.45M)



Generous Master Bedroom with window to front, neutrally decorated and with ample space for free standing furniture. Excellent storage is available in the Dressing Area with two double wardrobes with hanging rail and shelving. Two ceiling light fittings, central heating radiator and television point. Door to En-Suite.

EN-SUITE SHOWER ROOM 8' 10" X 4' 6" (2.69M X 1.37M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and shower cabinet. Window to front. Inset ceiling downlighters, extractor fan, shaver point and central heating radiator.

BATHROOM 8' 2" X 7' 5" (2.49M X 2.26M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over. Inset downlighters, extractor fan, shaver point and central heating radiator. Window to rear.

BEDROOM 2 16' 5" X 9' 11" (5.00M X 3.02M)



Double Bedroom with window to rear, neutrally decorated with quality flooring. Benefiting from double built-in wardrobes providing excellent hanging and shelf storage. Ceiling light fitting and two central heating radiators.

BEDROOM 3 16' 5" X 10' 2" (5.00M X 3.10M)



Latterly used as a Dining Room, this third Bedroom is again neutrally decorated with quality flooring and again has a rear facing window allowing natural light. Double built-in wardrobe with hanging rail and shelf. Ceiling light fitting, central heating radiator and telephone point.

EXTERNAL



There is an allocated car parking space within the residents car park. The communal areas and grounds are well tended and maintained under a factoring arrangement. On the communal landing, a cupboard houses the gas and electricity meters.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen and the usual fixtures and fittings in the Bathroom and En-Suite.

COUNCIL TAX BAND - E

EPC BANDING - B



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