



Ground Floor Left, 79 Urquhart Road, Aberdeen AB24 5ND

Offers over £55,000

ONE BEDROOM GROUND FLOOR FLAT IDEALLY SITUATED FOR ACCESS TO THE BEACH
AND UNIVERSITY OF ABERDEEN

Stronachs

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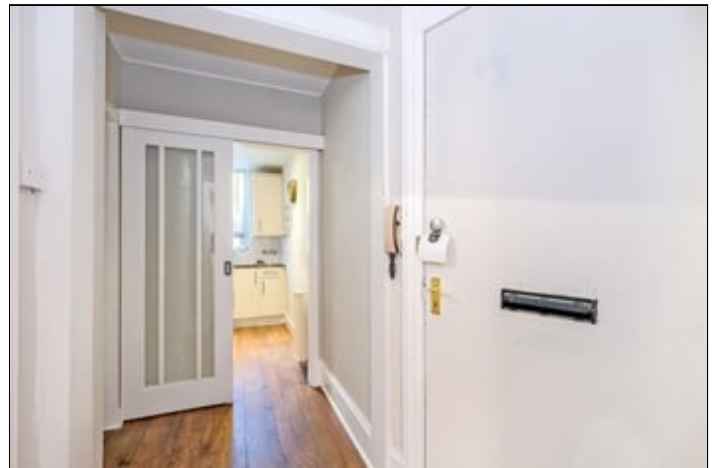
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this ONE BEDROOM GROUND FLOOR FLAT. Located in Urquhart Road, this property is ideally situated for access to the City Centre, University of Aberdeen, and the beach front. Benefiting from double glazing and Fischer electric heating (there is gas within the building should you wish to connect to this), the accommodation comprises: Entrance Hall; spacious Lounge to front; Double Bedroom with fitted wardrobes to rear; modern Kitchen; and Shower Room. There is a tidy shared garden to the rear, and exclusive coal cellar. The sizeable stand alone garden shed is to remain.

Urquhart Road is Urquhart Road lies to the north of Aberdeen city centre with local shops within walking distance as well as the Beach Boulevard with its shopping, cinema and restaurants along with coastal walks. The subjects enjoy great public transport links to the hospital complex at Foresterhill, Aberdeen University is within walking distance and Union Street Aberdeen's main thoroughfare is only some 5 minutes drive.

ENTRANCE HALL



With security entry system handset and wall mounted coat hooks, with meter cupboard above. Partially glazed door to Lounge.

LOUNGE 14' 8" X 12' 0" (4.47M X 3.66M)



Spacious Lounge with window to front, benefiting from high ceilings with cornicing. Recesses flank either side of the chimney breast. Quality flooring, ceiling light fitting and television point.

LOUNGE CONT'D



KITCHEN 8' 5" X 4' 2" (2.57M X 1.27M)



The Kitchen is fitted with a modern range of wall and base units, with complementing work surfaces and window to rear. Inset sink and drainer. The fridge/freezer and washing machine are to remain, and there is an integrated cooker. Ceiling light fitting and smoke alarm.

BEDROOM 11' 9" X 7' 2" (3.58M X 2.18M)



Double Bedroom situated to the rear of the property with window overlooking the garden. Benefiting from built-in shelved wardrobe with sliding doors, and additional fitted wardrobes allowing hanging and shelf storage. There is also a small built-in safe. Ceiling light fitting, central heating radiator and smoke alarm.

SHOWER ROOM 6' 8" X 4' 2" (2.03M X 1.27M)



Aqua panelled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Ceiling light fitting and extractor fan. Cupboard housing boiler.

EXTERNAL



The communal hall is clean and well maintained. There is a half share in both an understair store and additional store which houses the tumble drier.

The garden to the rear is tidy with central drying green and exclusive coal cellar.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen, the usual fixtures and fittings in the Shower Room, and the safe in the Bedroom.

COUNCIL TAX BAND - A

EPC BANDING - F



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