



18 Whin Park Road, Aberdeen  
£74,995 offers over

## Property summary

We are delighted to offer for sale this spacious **two bedroom first floor flat** forming part of a purpose-built 3 storey building tucked away in a well established and popular residential area of the City. The property is in good order throughout, fully double glazed with gas fired central heating.

The accommodation comprises, Entrance Hallway providing access to all rooms, well proportioned Lounge with dual aspect windows, two good sized Double Bedrooms both with front facing windows, bright and spacious Kitchen fitted with a range of newly fitted base and wall white gloss handle-less, soft close, units with Bosch appliances throughout, Utility Room and Bathroom with 3 piece suite and overbath shower. All room sizes are generous. The flat boasts good storage accommodation with built-in wardrobes in both bedrooms and a hall cupboard.

**Location** The property is situated in a mature residential area off Provost Fraser Drive and allows easy access to all parts of the City via the nearby ring-road. The property is also particularly conveniently located for the Aberdeen Royal Campus at Foresterhill and the Shopping Centres at both Mastrick and Byron Square. Good primary and secondary schools are within walking distance. A regular bus service to and from the City Centre is available close to the property.

### (Other Information)

All quality fitted floor coverings and most kitchen and utility room appliances (where listed) are included in the sale.

Travelling north on Anderson Drive take the first exit on the roundabout onto Provost Fraser Drive. Take the 3<sup>rd</sup> opening on the right onto Kettlehills Crescent and immediately left into the slip road which is part of Provost Fraser Drive. Whin Park Road is located ahead on the right hand side. The property is located on the right hand side a short distance along.

**VIEWING ARRANGEMENTS:** Call Debbie 07546 776373 or contact the Aberdeen Office on 01224 621620

## Full details

**Entrance Hallway:** A spacious Hallway providing access to most rooms. Hardwood front door. Security spyhole. Medium grain effect laminate flooring. Meter cupboard. Radiator. Ceiling light. Security entry telephone. Shelved storage cupboard.

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**Type:** Flat

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Shared Garden

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**Council Tax Band:** B

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**Lounge:** 4.77m x 4.03m (15'8" x 13'3") approx. A well proportioned "livingroom" with dual aspect windows. Medium grain effect laminate flooring. Ceiling downlighters. Telephone point. Radiator. TV aerial point. Central heating thermostat.

**Kitchen:** A newly appointed kitchen fitted with a range of modern base and wall mounted storage units with High Gloss white, handle-less cabinets, with contrasting worktops and wall-boarding. Stainless steel sink and drainer with mixer tap. Window overlooking the rear garden. Bosch Induction hob with stainless steel chimney style extractor hood above. Integrated Bosch microwave and oven. Integrated Bosch dishwasher. Tile effect laminate flooring. Radiator. Ample power points. Ceiling downlighters. Central heating boiler concealed in wall mounted unit. Door opening to Utility Room.

**Utility Room:** 3.17m x 1.57m (10'5" x 5'2") approx. A useful utility space with 2 large rear-facing windows. Tile effect laminate flooring matching kitchen. Base units matching the kitchen. Beko upright fridge/freezer. Space and plumbing for washing machine and tumble dryer. Ceiling downlighters. Ample power points.

**Double Bedroom 1:** 4.47m x 2.97m (14'8" x 9'9" approx. The main Bedroom with front facing window (with blind). Built-in wardrobes with sliding doors providing considerable hanging and storage space. Medium grain effect laminate flooring. Further built-in wardrobe with hanging rail and shelf. Column style radiator. Ample power points. Ceiling light.

**Double Bedroom 2:** 3.65m x 2.97m (12' x 9'9" approx. Another good sized Double Bedroom with front facing window (with blind). Medium grain effect laminate flooring. Built-in storage recess/wardrobe with shelving. Ceiling light. Radiator. Ample power points.

**Bathroom:** Centrally located and fitted with a white 3 piece suite. Mira Sprint shower over bath with shower screen and aqua panelling. Vinyl floor covering. Radiator. Mirror fronted medicine cabinet. Extractor fan. Ceiling light.

#### **(Outside)**

Exclusive garden ground and shared drying green to the rear. Exclusive storage cupboard (with shelving) adjacent to front door of the flat. Ample on-street parking available.

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## Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

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