

grantsmith
LAW PRACTICE

28 Urquhart Terrace, Aberdeen, AB24 5NG
£79,995 offers over

Property summary

We are delighted to offer for sale this lovely **one double bedroom top floor flat** with sea views in a modern complex. The building in which the flat is situated is extremely well maintained, has a security entry system and a fully carpeted and decorated communal staircase leading to the flat itself. The flat is fitted with linked smoke alarms. This property would make an ideal first time buy or buy to let as it is in very good condition throughout.

Location Urquhart Terrace is situated off Urquhart Road, well located for easy access to Aberdeen University and the Beach with its many leisure and recreational facilities. The area is well serviced by public transport facilities and within easy walking distance of the property is a good range of local shops.

(Other Information)

Included in the price are all carpets, floor coverings, curtains, blinds, light fitments and white goods as detailed. The other furniture may be purchased by separate negotiation.

From Union Street turn left into King Street and turn first right into West North Street. Carry along West North Street onto the Beach Boulevard and turn left at the first set of traffic lights. Travel past the Double Tree at Hilton Hotel which is on the right hand side and turn second left into Urquhart Road. Urquhart Terrace is the first building on the right hand side and number 28 is on the right hand side.

Full details

Hallway: An L-shaped Hallway with deep storage cupboard with shelving housing the electric fuse box. Fitted carpet. Central light fitment. Two single power points. Security entry phone. Smoke alarm. Access to fully insulated and partly floored loft with light.

Lounge: 4.87m x 3.65m (16' x 12') approx. This is a bright spacious room with two tilt and turn windows with curtains. Laminate flooring. Electric panel heater. Six recessed down lighters operated by a dimmer switch. One single and one double power points. TV point. Telephone socket.

Kitchen: 3.15m x 2.59m (10'4" x 8'6") approx. Open plan with the Lounge, this is an extremely well fitted Kitchen with rigid carcass Howden units in Lyndhurst style with breakfast bar. Contrasting white tiles above worktops. Integrated oven and grill, four ring electric hob and

Type: Flat

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: Communal Parking

Outside Space: Communal Garden

Council Tax Band: B

extractor hood. Inset stainless steel sink with single drainer and mixer tap. Tilt and turn window with roller blind. Laminate flooring. Four recessed down lighters. Digital boost timer for hot water system. Two double and one single power points in addition to the those for the appliances. Included in the price are all the electrical goods in the kitchen which are washing machine, full size dishwasher, large free standing fridge/freezer and microwave.

Double Bedroom: 4.11m x 2.54m (13'6" x 8'4") approx. Generously sized Double Bedroom. Window, with curtains, gives an excellent open view to the North Sea. Fitted wardrobe, fronted with sliding mirrored doors, with hanging rail and shelving. Fitted carpet. Electric panel heater. Central light fitment. Three single power points. TV socket. Telephone socket.

Bathroom: A three-piece white suite comprising pedestal style WC and wash hand basin. Bath with wall fitted shower with glass screen. Fully tiled in shower area to ceiling height. Vinyl floor covering. Electric panel heater. Recessed down lighters. Shaver point. Xpelair fan. Fitted mirror to remain. The chrome fitments will remain.

(Outside)

Outside there is ample private car parking in the well-tended landscaped grounds.

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Why choose Grant Smith Law Practice

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