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LAW PRACTICE

52 Fernhill Drive , Aberdeen, AB16 6RE
£100,000 offers over

Property summary

We are delighted to offer for sale this spacious **two bedroom top floor flat** in a popular residential area.

The accommodation comprises L-shaped hallway, a well-proportioned lounge, a fitted kitchen, two good sized double bedrooms and bathroom.

The property is in good order throughout and benefits from gas fired central heating, double glazing and a security entry system and would make an excellent first time purchase or an ideal buy to let opportunity. All floor coverings, curtains, blinds, light fittings and white goods are included in the sale. Viewing of this property is highly recommended to fully appreciate the accommodation on offer.

Fernhill Drive is located just off the Lang Stracht, close to the Woodend Hospital Complex with Aberdeen Royal Infirmary a short distance away. The industrial estates of Dyce, Bridge of Don are easily accessible by way of Anderson Drive with Westhill and Kingswells also within easy commuting distance. Regular public transport provides access to the city centre. The area is well served by a variety of shops providing everyday needs with a Community Centre, swimming pool and both primary and secondary education close by.

Full details

HALL: Provides access to all accommodation. Two storage cupboards with shelving provide welcome storage. Hatch with ramsay ladder to fully floored loft. Laminate flooring.

KITCHEN: (11’2” x 6’5” approx) Fitted with a good range of base and wall units with co-ordinating worktops. Stainless steel sink and drainer. Window overlooking the front of the property. Door to balcony. Vinyl flooring.

LOUNGE: (14’9” x 12’2” approx) Bright and airy lounge with front aspect. Further small window to the side. Wall mounted gas fire with recess either side. Cupboard housing hot water tank. Laminate wood effect flooring.

BEDROOM ONE: (10’3” x 9’2” approx) Spacious double which benefits greatly from wall to wall fitted wardrobes with mirrored sliding doors, fitted with hanging and shelved areas. Window overlooking the rear of the property. Carpet.

BEDROOM TWO: (12’1” x 9’11” approx) Second double with window to the rear. Fitted, walk in cupboard providing excellent storage. Laminate flooring.

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: D

BATHROOM: (7’7” x 5’6” approx) Fitted with a white three piece suite comprising, WC, wash hand basin set within a vanity unit and Jacuzzi bath with overhead shower. Opaque window overlooking the front. Chrome ladder style radiator. Vinyl flooring.

OUTSIDE: There is ample on street parking to the front of the property with an exclusive shed and shared drying green to the rear.

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Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: D






















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