



  
**grantsmith**  
LAW PRACTICE

58 Gillespie Crescent, Aberdeen AB25 3AT  
£65,000 under offer

## Property summary

We are delighted to offer for sale this spacious **two bedroom second floor flat** located in a lovely residential area of Aberdeen. The property has gas central heating, double glazing and a security entrance system.

The accommodation on offer comprises of a Hallway, Lounge, Kitchen, Veranda, two Double Bedrooms and a Family Bathroom.

Externally, there is an insulated and partially floored communal loft space accessed from the communal hallway. An exclusive area of garden to the rear. Communal drying green. On street parking.

This would make an ideal starter home or a buy to let property.

**Location** Gillespie Crescent is within easy distance of the city centre and regular bus services operate nearby. The area is well served by everyday amenities and local facilities, including shops, and primary and secondary schools. The well-equipped Berryden shopping complex is just a few minutes away. The area is also ideal for those working at the Foresterhill and Cornhill Hospital Complexes, as well as being within walking distance of Aberdeen University. The Victoria and Westburn Parks with their many attractions are located nearby.

Included in the price are all carpets, floorings, curtains, light fitments and white goods as detailed. Items of furniture may be included in the price if requested.

From the west end of Union Street continue onto Alford Place and turn right into Rubislaw Place, follow the road left onto Albert Street continuing through the traffic lights at Craigie Loanings and onto Argyll Place. Continue through the next traffic lights onto Westburn Drive and at the next set of traffic lights turn right onto Ashgrove Road. Take the first left onto Carnie Drive, then first left onto Gillespie Crescent. No 58 is along on the right.

## Full details

**Hallway:** A new wooden door leads from the communal hallway into the Hallway. Cupboard with shelving housing the water tank. Low level cupboard housing the electric circuit meter. Fitted carpet. Single radiator. Central light fitment. One double power point. Telephone point. Security entrance phone. White wooden panelled doors lead into the rooms.

**Lounge:** 4.77m x 4.04m (15'8" x 13'3") approx. Window with curtains to the rear. Fitted carpet. Two double radiators. Central light fitment. Four double power points. TV point. Openreach point.

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**Type:** Flat

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**Availability:** Sold

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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:** Rear Garden, Shared Garden

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**Council Tax Band:** B

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**Kitchen:** 3.35m x 3.25m (11' x 10' 8") approx. Ample light wood wall and base units. Breakfast bar. Stainless steel sink and drainer with hot and cold-water taps. Recently serviced wall mounted Worcester combi boiler. Window to the rear. Carpet tiles. Recessed spotlights. Three double and one single power points. Space for free standing cooker. Leads into the Veranda.

**Veranda:** 3.20m x 1.52m (10'6" x 5') approx. Wall and base units with worktop. Window with curtains to the rear. Carpet tiles. Light. Four plug power point. Plumbed for washing machine. Space for tumble dryer. Indesit fridge freezer to remain.

**Double Bedroom One:** 4.44m x 3m (14'7" x 9'10") approx. Window with curtains to the front. Wall to wall fitted bedroom furniture. Fitted cupboard with shelving. New fitted carpet. Single radiator. Central light fitment. Two double power points. TV point.

**Double Bedroom Two:** 3.56m x 2.97m (11'8" x 9'9") approx. Window with curtains to the front. Fitted cupboard with hanging rails. Fitted carpet. Single radiator. Central light fitment. Two double power points. Telephone point.

**Family Bathroom:** Three-piece light green suite with WC, wash hand basin and bath with wall mounted Mira Sport shower and shower curtain. Tiled to ceiling height at bath/shower area. Frosted glass window. New vinyl flooring. Single radiator. Central light fitment. Usual fitments to remain.

#### **(Outside)**

Insulated and partially floored communal loft space accessed from the communal hallway. An exclusive area of garden to the rear. Communal drying green. On street parking.

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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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