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LAW PRACTICE

7 Ashvale Place, Aberdeen AB10 6QD
£110,000 offers over

Property summary

Situated on the top floor of a substantial granite tenement building protected by a security entry system, we are delighted to offer for sale this exceptionally spacious **two bedroom flat** which would make an ideal purchase for first time buyers or those looking for a buy to let investment. The bright and airy accommodation is extremely well proportioned, immaculately presented and boasts gas central heating together with double glazing and superb storage facilities.

The accommodation comprises of a welcoming Entrance Hallway, generously proportioned Lounge, stylish fitted Dining Kitchen with a breakfast bar and two excellent sized Double Bedrooms, one of which boasts built in storage. The centrally located Bathroom is fitted with a white three-piece suite with separate shower enclosure and also boasts feature floor lighting.

Location Ashvale Place lies off Holburn Street or can be accessed from Great Western Road and the city centres wealth of amenities including shops, restaurants and recreational facilities are all within walking distance. Regular public transport to many parts of the city including Aberdeen University and Robert Gordon campus at Garthdee is readily available and the subjects enjoy easy access to the business centres to the south of the city and the Queen's Cross area.

The property is to be sold inclusive of all carpets, curtains, blinds, and light fitments and shades together with all Dining Kitchen white goods and the integrated ceiling speakers in the lounge and kitchen. Please note that the wall mounted television in the lounge will be removed, bracket to remain.

Travelling westbound on Union Street, turn left at the last set of traffic lights on to Holburn Street and then second right on to Ashvale Place. No 7 is situated a short distance ahead on the left hand side.

Full details

Entrance Hallway: 6.78m x 1.04m (22'3" x 3'5") approx. A wooden door leads from the well kempt communal hallway into the Entrance Hallway. Wooden panelled doors give access to all the rooms. Wooden panelled walls to dado height. High level cupboard housing the electric circuit meter. Tiled flooring. Double radiator. Recessed spotlights set in wood effect panelled ceiling. One single power point. Telephone point. Security entrance phone. Coat hooks.

Lounge: 4.28m x 3.71m (14'0" x 12'2) approx. Large window with wooden horizontal blinds. Two low level cupboards and two wall lights set in alcoves. Wood effect laminate flooring. Double radiator. Central light fitment set in ceiling rose. Cornicing. Three double and one single power

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Shared Garden

Council Tax Band: C

points. TV point. Telephone point.

Dining Kitchen: 5.41 x 2.62m (17’9” x 8’7”) approx. Ample white wall and base units with wooden worktops and contrasting splash back tiling. Belfast sink. Integrated New World oven/grill and four ring hob with extractor fan. Wooden breakfast bar. Window with horizontal blinds. Tile effect flooring. Double radiator. Two central spotlights set in ceiling roses. Picture rail. Four double and two single power points in addition to those for appliances. Dimmer switch. Indesit washing machine, Bosch dish washer and Hotpoint fridge freezer all to remain.

Double Bedroom One: 3.96m x 3.58m (13’0” x 11’9”) approx. Large window with roller blind. Feature fireplace. Large fitted wardrobe, with hanging rails and shelving, with mirrored sliding doors. Fitted carpet. Double radiator. Central light fitment with ceiling rose. Two double and one single power points. Dimmer switch. Ample space for free standing furniture.

Double Bedroom Two: 4.27m x 2.74m (14’0” x 9’0”) approx. Window with roller blind. Wood effect laminate flooring. Double radiator. Central light fitment with ceiling rose. Cornicing. One double power point. Ample space for free standing furniture.

Bathroom: 3.83m x 1.35m (12’7” x 4’5”) approx. A spacious room with a white three-piece suite with WC, wash hand basin and spa bath. Separate shower enclosure. Aqua panelling at shower and to dado height elsewhere. Mosaic effect walls. Tile effect flooring with feature floor lighting. Wall mounted towel rail. Recessed spotlights set in light wood effect panelling. Usual fitments to remain.

(Outside)

Externally, ample permit parking is located to the front and the property also benefits from a generous shared garden to the rear.

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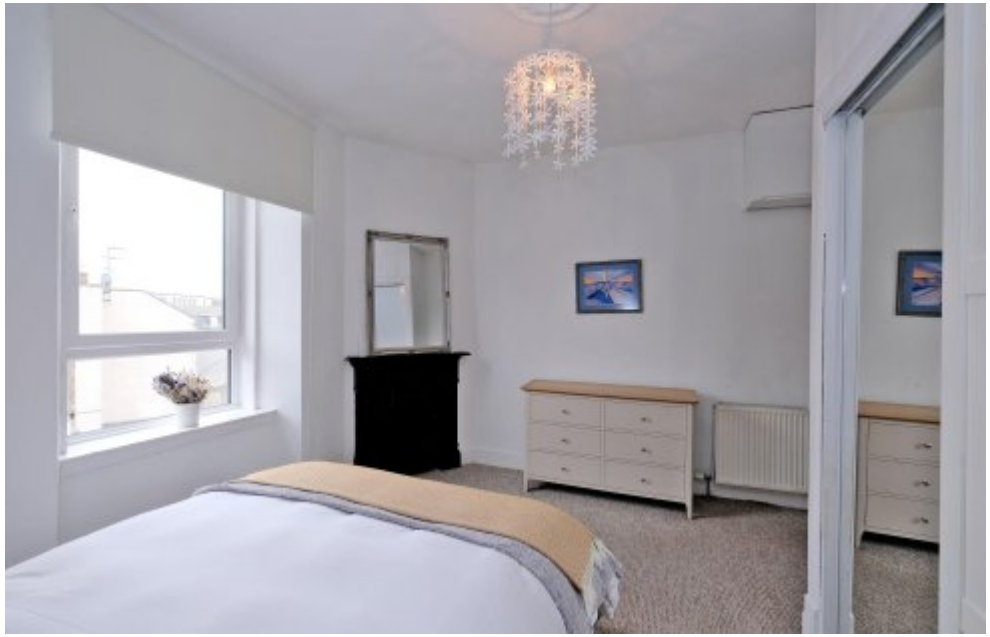













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