



7 Plane Tree Road, Aberdeen AB16 5EQ  
£69,000 fixed price

## Property summary

We are delighted to offer for sale this two bedroom **first floor flat** located in a lovely residential area of Aberdeen. This well presented property has electric storage heating and double glazing throughout including the door. The accommodation on offer comprises of a Hallway, Lounge, Kitchen, two Double Bedrooms, and a Family Bathroom. There is an exclusive cellar with power and light situated within the communal hallway. Externally, to the front there is a shared garden area and to the rear is a shared drying green. On-street parking.

**Location** Plane Tree Road is located off Cairncry Road and is conveniently located for Aberdeen University and Aberdeen Royal Infirmary Complex at Foresterhill. Regular public transport is located nearby for easy access to the city centre with a variety of local shops also close at hand. The industrial estates of Dyce, Bridge of Don are easily accessible by way of Anderson Drive with Kingswells and Westhill also within easy commuting distance.

### (Other Information)

Included in the price are all carpets, flooring, curtains, blinds, light fitments and white goods as detailed.

Travelling from Aberdeen City Centre via Westburn Road, turn right at the traffic lights onto Westburn Drive continuing to the "six roads" roundabout. Take the first exit left onto Cairncry Road. Continue uphill and take the third exit on the right into Plane Tree Road. No.7 is a along on the right hand side.

## Full details

**Hallway:** A metal door, with a double glazed glass panel and frosted glass panel to the side, leads from the communal hallway into the Hallway. Airing cupboard housing the hot water tank. Low level cupboard housing the electric circuit meter. Fitted carpet. Dimplex storage heater. Central light fitment. Telephone point. Light oak panelled doors lead into the rooms.

**Lounge:** Large window, with curtains and net curtain, to the front. Fitted carpet. Dimplex storage heater. Two central light fitments. TV point. Telephone point. Bi-folding door with glass panels leads into the Kitchen.

**Kitchen:** Ample white gloss wall and base units with worktops. Integrated Lamona double oven and four ring induction hob with concealed extractor fan. Stainless steel sink and drainer with

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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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mixer tap. Window with horizontal blinds to the front. Laminate wood effect flooring. Central light fitment. Candy freezer and Bosch fridge to remain. Plumbing for washing machine.

**Double Bedroom One:** 3.94m x 3.40m (12'11" x 11'2") approx. Window, with curtains and net curtain to the rear. Wall to wall fitted wardrobes, with hanging rails and shelving, and mirrored sliding doors. Fitted carpet. Dimplex storage heater. Central light fitment.

**Double Bedroom Two:** 3.94m x 2.62m (12'11" x 8'7") approx. Window, with curtains and net screen to the rear. Fitted carpet. Dimplex storage heater. Central light fitment.

**Family Bathroom:** White three-piece suite with WC, wash hand basin set in white gloss vanity unit and bath with wall mounted Triton T80si shower and shower curtains. Frosted glass window with horizontal blinds. Cupboard with shelving. Laminate wood effect flooring. Dimplex storage heater. Chrome towel rail. Central light fitment. Ceramic tiling to ceiling height. Mirror/medicine cabinet. Usual fitments to remain.

#### **(Outside)**

There is an exclusive cellar with power and light situated within the communal hallway. Externally, to the front there is a shared garden area and to the rear is a shared drying green. On-street parking.

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## Why choose Grant Smith Law Practice

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

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