

grantsmith
LAW PRACTICE

86h Middlefield Place, Aberdeen AB24 4PA
£79,999 any reasonable offer

Property summary

We are delighted to offer for sale this **one bedroom top floor apartment**, located in a popular residential area within easy reach of the City Centre. The property has been well maintained by the current owner and boasts an exclusive parking space within the residents car park and views across the city to the rear.

The property is entered via the welcoming hallway, boasting a fantastic walk-in storage cupboard. The generous sized lounge/dining kitchen is located to the front with three large Velux windows which flood the space with natural light. The kitchen area is well fitted with a wide range of wall and base units, with space for dining and entertaining when required. The double bedroom is a great size with a built-in wardrobe and ample space for free standing furniture. Completing the accommodation is the centrally located bathroom, fitted with a contemporary three-piece suite with a shower over the bath.

Location Middlefield Place is located in a popular residential area and is within easy reach of the city centre and the main Aberdeen ring road. Local amenities are available nearby including shops and public transport facilities. The area is also ideal for the Foresterhill Hospital Complex and is within walking distance of the University.

The property benefits from gas central heating, double glazing and is protected by a security entry system. All room sizes are generous. All floor coverings, light fittings and kitchen appliances (where listed) are included in the sale.

From the City Centre, travel north on Anderson Drive. Continue through the traffic light junctions at Lang Stracht, Provost Fraser Drive and Provost Rust Drive. Beyond the latter roundabout, take the second right hand turn into Middlefield Place. Number 86 is located a short way along on the left hand side.

Type: Apartment

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Shared Garden

Council Tax Band: B

Full details

Hallway: Entered via a hardwood exterior door. Built-in cupboard housing the Vokera central heating boiler. Loft hatch. Security entry handset. Smoke detector. Laminate wood effect flooring. Light fitting. Radiator.

Walk-In-Cupboard: 2.98m x 1.13m (9’9” x 3'9”) approx. Fantastic sized walk-in cupboard accessed from the hall. Built-in shelving. Electric fuse box and meter. Coat hooks. Light fitting.

Lounge/Dining Kitchen: 6.44m x 4.00m (21'2" x 13'2") approx. Particularly spacious room with three large front facing velux windows. Ample space for relaxed living, dining and entertaining. The kitchen area is fitted with a wide range of wall and base units incorporating wood effect doors, marble effect worktops and splashback tiling. Fully integrated fridge and freezer. Zanussi dishwasher. Indesit automatic washing machine and dryer. CDA oven with gas hob and extractor hood over. Laminate wood effect flooring. Heat detector. Two light fittings. Radiator.

Double Bedroom: 4.27m x 2.98m (14' x 9'9") approx. Great sized room with a large rear facing velux window. Built-in wardrobe fitted with sliding doors, hanging rails and shelving. Ample space for freestanding furniture. Laminate wood effect flooring. Light fitting. Radiator.

Bathroom: 2.03m x 1.97m (6'8" x 6'6") approx. Fitted with a contemporary three-piece suite comprising W.C, wash hand basin and bath with glass screen and shower over. Side facing velux window. Tiled around bath, shower and basin areas. Vinyl marble effect flooring. Extractor fan. Light fitting. Radiator.

(Outside)

The communal grounds are well maintained by an appointed factor and features a large drying green. There is an appointed parking space within the spacious residents car park, ample visitor parking and bicycle lockups.

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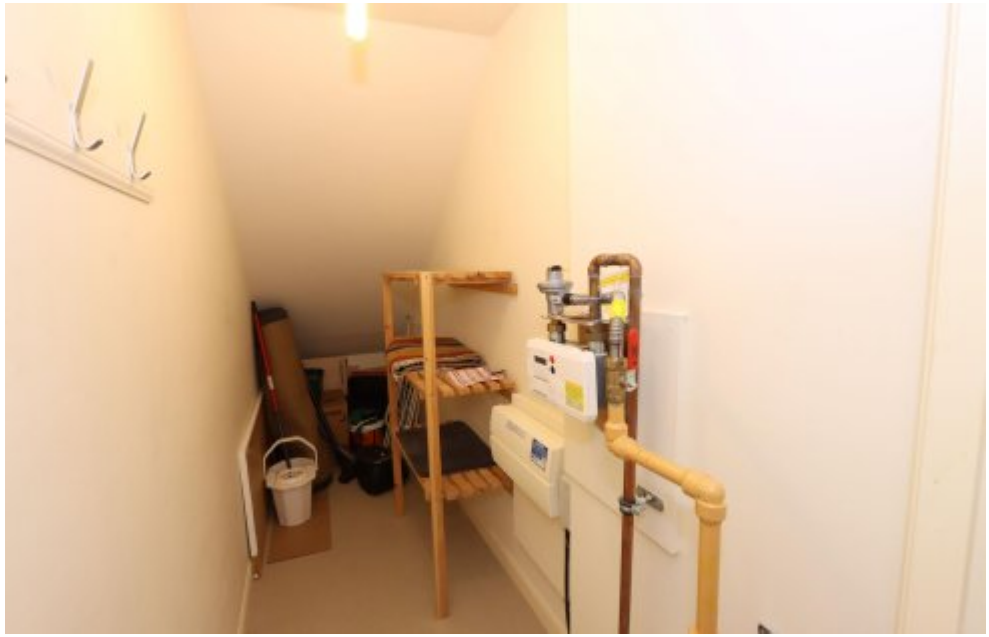


















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