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AUCHINYELL TERRACE

ABERDEEN

£89,950

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AMAZING RESULTS!™ Aberdeen are pleased to offer for sale this very spacious and bright two bedroom ground floor self contained flat which is attractively presented throughout. Situated within walking distance of The Robert Gordon University Complex at Garthdee, with excellent public transport links into the City Centre.

DESCRIPTION

The property boasts gas central heating, double glazing, self contained entrance, private garden to the front, private rear patio, shared rear drying green and on-street permit parking. Internally the accommodation comprises an entrance hall, spacious lounge to the front, leading to a large fitted kitchen, stylish shower room, two double bedrooms, both benefiting from built-in wardrobes. Viewing of this attractive flat is highly recommended to appreciate the quiet location, with close access to the old Deeside railway, and size of the accommodation on offer.

ACCOMMODATION

Exterior door leads to the hall, under-stair storage cupboard; large walk-in storage cupboard.

Lounge: 3.6m x 4.6m approx. The generously proportioned living room has a large window to the front allowing an abundance of natural light into the room; fire surround and radiator.

Kitchen: 3.0m x 2.9m approx. Well equipped kitchen fitted with an excellent range of base and wall mounted units linked by work surfaces and splash back tiling; stainless steel sink with a mixer tap; gas hob and electric oven; dishwasher; washing machine; window to the rear of the property; boiler and wooden flooring.

Bedroom 1: 3.7m x 3.5m approx. Bright spacious double bedroom overlooking the front of the property; fitted wardrobes providing excellent hanging and storage space; carpet and radiator.

Bedroom 2: 3.5m x 3.1m approx. Bright spacious double bedroom overlooking the rear of the property; fitted mirrored wardrobes providing excellent hanging and storage space; carpet and radiator.

Shower Room: 1.8m x 1.9m approx. Attractive shower room fitted with a white three piece suite comprising: W.C; vanity sink & large shower.

SITUATION

Garthdee is a well established residential area situated within easy reach of the city centre. The area offers excellent local amenities including recreational facilities and a wide range of shops at the Bridge of Dee Retail Park. The Robert Gordon University Complex is also within easy reach and there is regular public transport nearby.

KEY FEATURES

- Self Contained Entrance
- Large Lounge
- Ground floor Access
- 2 Double Bedrooms with Built-in Wardrobes
- Spacious Fitted Kitchen
- Double Glazing & GCH
- Close proximity the Old Deeside Railway Walk
- Private Garden
- Walking distance to RGU

GARDEN GROUNDS

There is a private garden to the front and a private patio to the rear, with shared drying green.

RESIDENTS PARKING

Residents can apply for two parking permits from Aberdeen city council.

EXTRAS

Light fittings, curtains, blinds, cooker hood, washing machine and dishwasher are included in the purchase price.

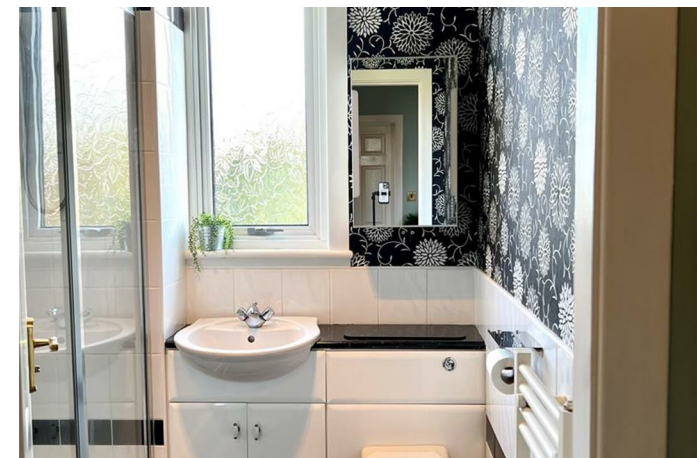
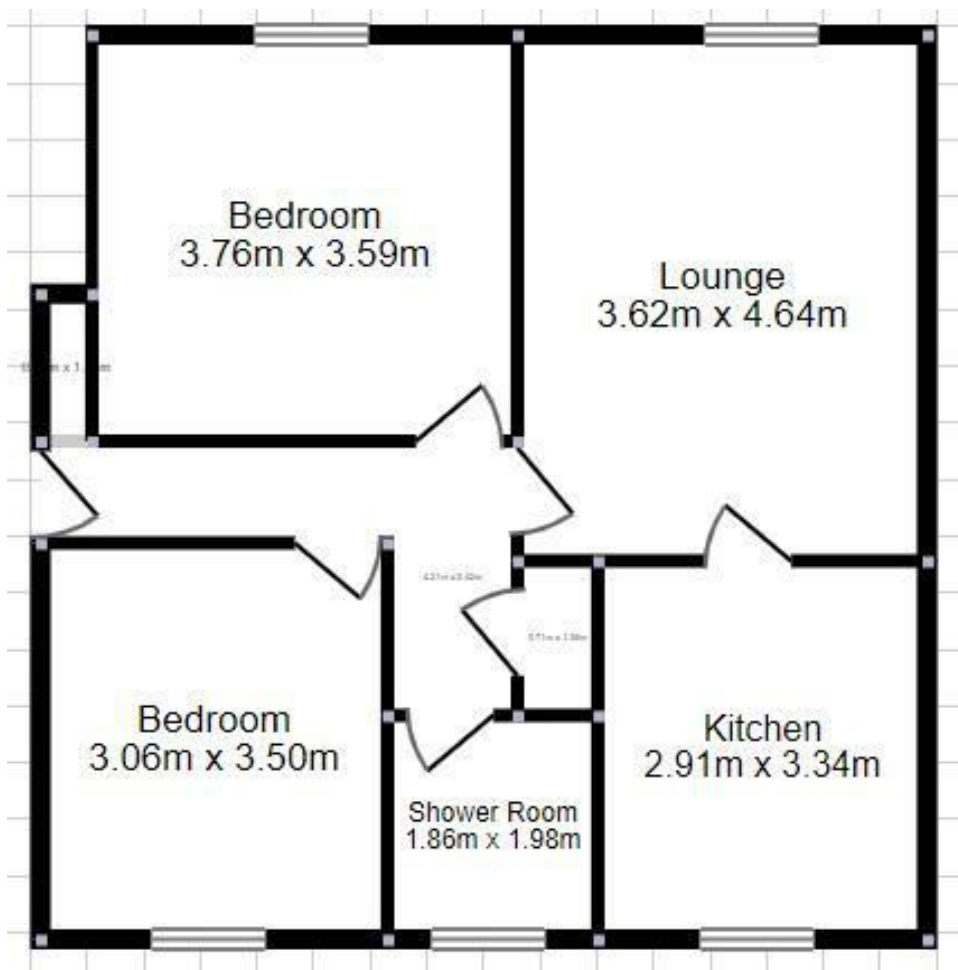
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

To view this property call **AMAZING RESULTS!™**

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