



MENZIES ROAD ABERDEEN | OFFERS OVER £70,000
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THE PROFESSIONAL ESTATE AGENTS



MENZIES ROAD

ABERDEEN

£70,000

AMAZING RESULTS!™ are pleased to offer to the market this pleasantly situated and appealing Ground Floor Flat at the far West End of Menzies Road forming part of an attractive traditional granite and stone built tenement built around the early 1900's.

The tenement has been upgraded over the years with repointing to the rear elevation to include the restoration if the out buildings.

Internally the flat is a credit to the current owners having been carefully maintained and decorated over the years to include a re-modernisation programme with the installation of a quality fitted Wren kitchen and a white three-piece suite to the bathroom.

The Property

The accommodation comprises of communal entrance with security entry system, main hall, bright and comfortable sized lounge, quality fitted kitchen, designer bathroom and a large double bedroom.

Viewing is highly recommended to fully appreciate the high standards that prevail throughout this desirable ground floor flat.

Communal Entrance hall

Entered via a traditional panelled door with security entry system. To the rear of the hallway there is a shared storage cupboard and a rear door leading to the shared gardens and outbuildings

Hall

3'3",9'1'10" x 3'2"

Located on the ground floor the property is entered through an attractive timber door,

Lounge

11'6" x 9'11"

An attractive and generous sized lounge with a tall window feature to the rear over looking the rear garden. The room is freshly decorated with coordinating laminate flooring. Cupboard to one side and a door leads off to the kitchen.

Kitchen

11'5" x 6'6"

A well designed modern fitted Wren kitchen with a wide range of wall and floor cupboards with a range of pull-out racks maximising the space and accessibility, coordinating work top surfaces with inset sink and drainer, integrated electric hob oven and cooker hood extractor, integral washing machine and space for a free standing fridge /freezer. Window feature to the side over looking the rear garden.

Bedroom

13'1" x 12'1"

An exceptionally generously proportioned double bedroom with tall window feature to the front. There are two separate fitted wardrobes to either side of the chimney breast with adequate space for bedroom furnishings. The room is freshly decorated and the floor is laid with a neutral colour carpet.

Bathroom

6'8" x 5'0"

A fully upgraded and modernised designer bathroom incorporating a three piece white suite comprising W.C, panelled bath with fitted wall shower above the bath.

Heating

The property is heated by the means of a gas central heating system.

Glazing

The property has double glazed windows to the Lounge, Kitchen and Bedroom.

Outbuildings and Garden

To the rear of the property there is a well maintained shared garden with a drying green bordered with a variety of mature shrubs. There is a terrace of outbuildings that have been restored with new roof and repointing providing each flat with its own storage unit and a share of the former washhouse.

Arrange a Viewing

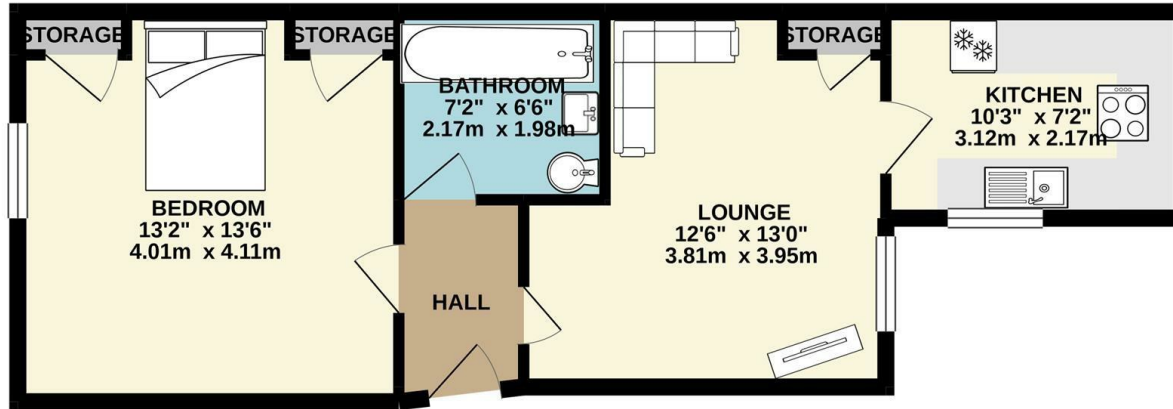
Interested in viewing this home? Arrange an appointment with Ken Anderson at AMAZING RESULTS!™ Estate Agents Aberdeenshire or book online, 7 days a week 8am-8pm.

How Much Is Your Home Worth?

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
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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