

## Flat G, 108, Anderson Drive, Aberdeen, AB15 6BW

Price Over  
**£275,000**

ASPC ref : 328699

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 69 m<sup>2</sup> 
 EPC **C** 
 Council Tax Band **E**



Arrange a viewing

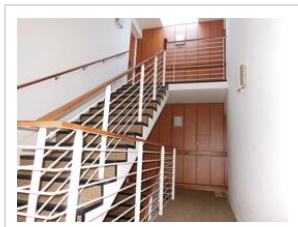
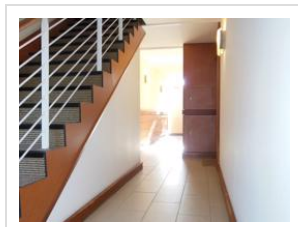
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 (Campbell Connon)

### Campbell Connon

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### Property features:



### FULLY FURNISHED EXECUTIVE TWO BEDROOM SECOND FLOOR WEST END APARTMENT WITH PARKING SPACE

Part of a Development built by Scotia Homes in 2003, in the grounds of the former Earls Court Hotel, this **EXECUTIVE TWO BEDROOM APARTMENT** is located on the second floor with an open outlook to front and rear - the rear outlook, in particular, is over the gardens of houses in Queens Road all the way to the sea. The position of the Development at the junction of Queens Road and Anderson Drive provides easy access to all parts of the City and beyond. In particular, it is within walking distance of the office development of Hill of Rubislaw and the many professional offices in the west end. The accommodation, which is in "walk-in" condition, comprises large hall from which all rooms lead, sunny west facing lounge and fully fitted kitchen on semi open plan, two double bedrooms with easterly outlook and bathroom with separate shower. The apartment can be sold "as seen" with all furniture and furnishings. There is one exclusive parking space. The Development, of which the apartment forms part, is subject to a factoring arrangement which provides buildings insurance cover and maintenance of the internal communal parts of the block and the grounds.

**ACCOMMODATION:-** ENTRANCE HALL; LOUNGE; and FULLY FITTED KITCHEN ON SEMI OPEN PLAN; 2 DOUBLE BEDROOMS; and BATHROOM. OUTSIDE: EXCLUSIVE PARKING SPACE; LANDSCAPED GROUNDS.

**EPC RATING: BAND C**

**COUNCIL TAX: BAND E**

**HOW TO GET THERE** From Union Street continue through the traffic lights at Holburn Junction onto Alford Place, Albyn Place and Queens Road. Travel 360° around the roundabout at the junction with Anderson Drive and the opening to the Development is on the left immediately after the roundabout.

**GENERAL** Situated in the West End of the City, this modern Development has easy access to all areas within the City and also to the north and south. It is within walking distance of the Office Development at Hill of Rubislaw, the professional offices in the west end and the proposed Visitor Centre at the world famous Rubislaw Quarry, the source of most of the granite which gives the "Granite City" its name. As well as access to the oil related estates to the north and south of the City by way of Anderson Drive, a short drive to the west on Queens Road leads to Kingswells, Westhill and the Aberdeenshire countryside beyond. The City Centre is within walking distance and there is public transport on Queens Road.

**ACCOMMODATION:-** The entrance to the block on the ground floor includes a video security entry system and leads into the tiled main hall and carpeted staircase to the second floor.

**ENTRANCE HALL (8' 3" x 7' 3")** The flat is entered by a hardwood door with security chain and "peephole". Video entry system. Central heating thermostat. Carbon monoxide detector. Radiator.

Walk-in utility cupboard housing central heating boiler. Gas meter and electric fuse box. Washer/drier. Xpelair.

Hardwood double doors lead from the hall to the -

**LOUNGE (14' 10" x 12' 6")** With open outlook to the west over the neighbouring rooftops. Wall mounted TV. Radiator.

On semi open plan with the lounge is the -

**KITCHEN (12' 6" x 8' 2")** Also with west facing window, the kitchen is fully fitted with light beech units with "shaker" style handles and contrasting dark worktops incorporating one and half bowl stainless steel sink with single drainer and mixer tap. The fitted appliances comprise oven, microwave, dishwasher and gas hob with stainless steel back panel and extractor canopy. Downlighters and quadruple ceiling lights.

**BEDROOM 1 (10' 7" x 10' 6")** A bright room with windows to the east and south. The east facing window has an open outlook over the rear gardens of houses in Queens Road to the sea. Wardrobe with double hardwood doors providing hanging and shelved storage. Radiator.

**BEDROOM 2 (11' x 8' 6")** Also east facing. Wardrobe with double hardwood doors with shelved and hanging storage. Radiator.

**BATHROOM (10' 5" x 8' [longest and widest])** With WC, pedestal washhand basin with large wall mirror above and shaver point. Bath and separate shower cabinet with mains shower. Mirrored wall cabinet. Full tiling around bath and to dado level elsewhere. Radiator.

**OUTSIDE** The Development is situated within landscaped grounds. The parking space which is exclusive to the apartment is situated in the front car park adjoining Queens Road.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/328699/Flat-G-108--Anderson-Drive/Aberdeen/>

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