125 Sunnyside Road,

Aberdeen, AB24 3LS

Price Around

£65,000

Under offer

1 1 1 46 m² EPC **E** Council Tax Band **A**

Contact Seller

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Contact Solicitor

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Features

Description

A SPACIOUS AND WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT LOCATED NEAR THE UNIVERSITY AND THE CITY CENTRE.

ONE DOUBLE BEDROOM DOUBLE GLAZING KITCHEN ELECTRIC HEATING LOUNGE DINER EXCELLENT STORAGE FACILITIES BATHROOM EPC RATING "E"

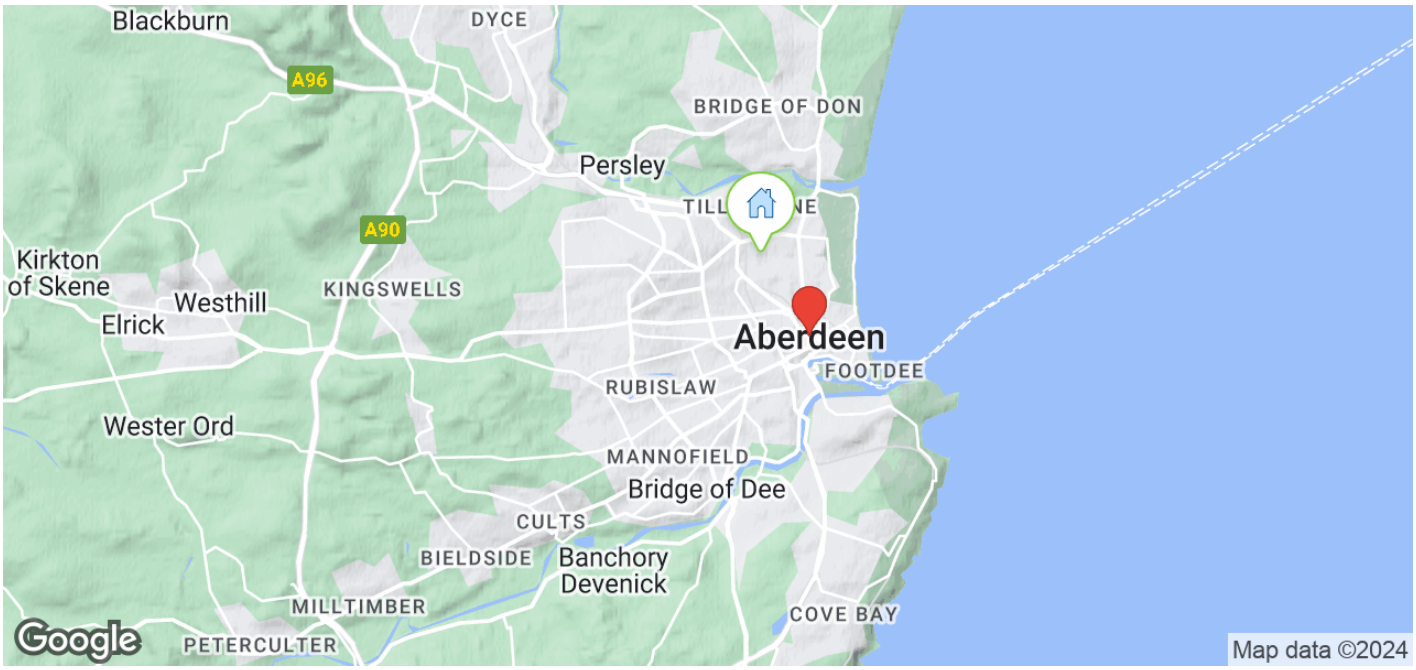
This property would suit students, a first time buyer and property investors, therefore, viewing is highly recommended to avoid disappointment of what this property has to offer.

Sunnyside Road is ideally located in a quiet no through road within easy access to the City Centre and Aberdeen University's Kings College Campus. Aberdeen Royal Infirmary is within easy commuting distance from the house. The Kittybrewster Retail Park is nearby as is the Berryden Retail Park with Sainsburys Superstore, Next, etc. There is easy access to Aberdeen Airport and the Industrial Estates

at Dyce and Bridge of Don and the property is well serviced by public transport links to the City and beyond.

Directions

DIRECTIONS From the city centre travel along George Street to the end and through traffic lights onto Powis Terrace. Turn right at the next set of lights and then third right onto Sunnyside Road.



Accommodation comprises

This is a spacious and well appointed **ONE BEDROOM GROUND FLOOR FLAT** situated in a 4 flatted block built around 1955. The property has recently been decorated and boasts double glazing, electric convector heaters and is well supplied with storage space within the hallway. The accommodation comprises; large lounge with door that leads out to a rear courtyard and has ample space for soft furnishings and a dining table and chairs; a kitchen which has a good range of wall and base units and coordinating worktops, white sink and drainer, integrated electric hob and oven below, dishwasher, tumble dryer and space for a free standing fridge freezer; the double bedroom has a large fitted wardrobe with sliding doors and to complete the accommodation is the bathroom which is fitted with a white three piece white suite comprising a bath with an electric shower over, WC and a hand / wash basin. A large alcove provides plumbing and space for a washing machine and is shelved throughout.

OUTSIDE

Within the communal entrance hallway is an exclusive lockable shed and to the rear is a shared courtyard. On street parking available by applying for a permit to Aberdeen City Council.

View this property here

https://www.aspc.co.uk/search/property/328921/125-Sunnyside-Road/Aberdeen/

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