

**23 Craig Park,
Nigg, Aberdeen, AB12 3BD**

**Fixed Price
£135,000**

ASPC ref : 331840

 2  1  1 67 m² EPC **E** Council Tax Band **C**



Arrange a viewing

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(Burnett & Reid LLP)

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Property features:

 Central heating	 Garage	 Garden	 Parking
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TWO BEDROOM GROUND FLOOR FLAT LOCATED IN THE COASTAL SUBURB OF NIGG

Accommodation: Entrance Vestibule, Hallway, Lounge/Dining Room, Kitchen, Two Double Bedrooms. Bathroom. Double Glazing. Electric Storage Heating. Security Entry System. Shared Garden Grounds. Driveway. Garage.

We are delighted to offer for sale this **TWO BEDROOM GROUND FLOOR FLAT** located in Nigg, within walking distance of Altens and Tullos Industrial Estates. The property offers spacious accommodation in a well maintained development surrounded by landscaped garden grounds, it is also believed the property has the potential to achieve a monthly rental of £850. The accommodation comprises a welcoming hallway fitted with two large built in cupboards providing additional storage. The well-proportioned lounge/dining room is fitted with twin rear facing windows overlooking the shared garden and boasts ample space for dining table and chairs. The kitchen is well fitted with wooden wall and base units and integrated appliances. There are two double bedrooms, both are a good size and one boasts a built in wardrobe with mirrored sliding doors, while the other benefits from a large built in cupboard. The fully tiled bathroom complete with

white three piece suite with shower over bath completes the accommodation. Outside to the rear, the shared garden is laid mainly to lawn bordered by mature shrubs. The garage is fitted with up and over door and provides additional storage space overhead. The property benefits from double glazing, electric storage heating and is protected by a security entry system. Included in the sale price are all light fitting and blinds, together with the white goods in the kitchen.

Craig Park is situated in the Nigg/Altens area of the city located within easy reach of Altens & Tullos industrial estates. A good range of local shopping facilities are located nearby with superstores at Bridge of Dee being just a short distance away. Nigg is easily accessed with regular public transport available to and from the city centre.

DIRECTIONS: Travelling on the A956 Wellington Road towards Aberdeen City Centre, Craig Park is located on the left hand side. Follow the road round to your left and No. 23 is located within the first block on your left clearly indicated by the Burnett & Reid 'For Sale' sign.

THE ACCOMMODATION COMPRISES:

ENTRANCE VESTIBULE: Hardwood exterior door. Light fitting. Door to:

HALLWAY: Providing access to all further accommodation. Smoke detector. Large built in cupboard fitted with hanging rail and shelf. Additional large built in cupboard fitted with hanging rail and shelf and housing the hot water tank. Laminate wood effect flooring. Light fitting. Electric Heater.

LOUNGE/DINING ROOM: 16'09" x 11'09" approx. Well-proportioned lounge accessed via glazed door and fitted with twin rear facing windows. Wall mounted TV point. Security entry handset. Telephone point. Ample space for dining table and chairs. Laminate wood effect flooring. Two wall lights. Two light fittings. Electric Heater.

KITCHEN: 10'11" x 8'05" approx. Accessed via glazed door. Twin rear facing window. Fitted with a range of wooden wall and base units incorporating contrasting roll front worktops, stainless steel handles and a stainless steel one and a half bowl sink with mixer tap and drainer. Splashback tiling. Electric hob with extractor hood over. Integrated dishwasher. Integrated fridge freezer. Built in oven and grill at eye level. Automatic washing machine. Wall mounted TV point. Laminate tile effect flooring. Light fitting.

DOUBLE BEDROOM 1: 13'07" x 10'11" approx. Spacious double bedroom with two floor to ceiling front facing windows fitted with one way security film. Built in wardrobe fitted with mirrored sliding doors, hanging rail and shelf. Ample space for free standing furniture. Wall mounted TV point. Laminate wood effect flooring. Two wall lights. Light fitting. Electric Heater.

DOUBLE BEDROOM 2: 10'03" x 8'08" approx. A further good sized bedroom with front facing window fitted with one way security film. Large built in cupboard fitted with hanging rail and shelf. Ample space for free standing furniture. Laminate wood effect flooring. Light fitting. Electric Heater.

BATHROOM: Fully tiled bathroom fitted with a white three piece suite comprising w.c, wash hand basin and bath with shower over. Glass shower screen. Small fittings. Extractor fan. Laminate wood effect flooring. Light fitting. Chrome ladder style electric heater.

OUTSIDE: Shared garden grounds laid mainly to lawn bordered by mature shrubs. Driveway providing off road parking.

GARAGE: Fitted with up and over door. Providing additional storage in over head space.

COUNCIL TAX: Band C

EPC BAND: Band E

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/331840/23-Craig-Park/Aberdeen/>

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