

**31 Beattie Avenue,
Aberdeen, AB25 3AQ**


**Fixed Price
£95,000**


ASPC ref : 336453

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



Arrange a viewing

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(Sagar Simkhada)

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(The Law Practice)

The Law Practice

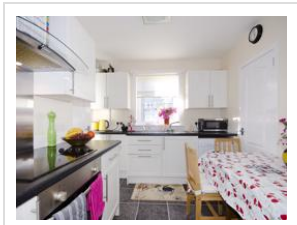
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Property features:



Two bedroom first floor flat in the popular Ashgrove area

In good condition throughout with neutral decor

On-street parking available

Shared garden with rotary dryer

Ideal for Aberdeen Royal Infirmary, Cornhill Hospital, Aberdeen University and Woodhill House

The Law Practice is pleased to offer for sale this super **first floor flat** that comprises two well-proportioned bedrooms, a spacious and bright lounge, a nice dining kitchen leading to a useful veranda and a family bathroom. There is gas central heating and double glazing, as

well as a security entry system. The property will be sold inclusive with flooring, blinds, curtains, light fitting, white goods, bedroom wardrobes and lounge display unit, sure to appeal to the discerning purchaser and buy to let investor. Outside, there is a shared garden and great amount of on-street parking.

The property is located within the popular yet peaceful area of Ashgrove and is well placed for Berryden and Kittybrewster retail parks, Aberdeen Royal Infirmary, Cornhill Hospital, Aberdeen University, Woodhill House and the city centre. A number of local shops and amenities including Westburn Park are within easy walking distance. Regular public transport is available close by to many parts of the city.

Common entrance: Well-maintained communal areas with a security entry system, door to the rear garden and stairs to the upper flats.

Hallway (15'3" x 3'8" approx.): Entered via a uPVC exterior door with glazed panels, this is a bright space giving access to all accommodation as well as a shelved cupboard that houses the boiler. Décor is neutral, setting the tone for the rest of the accommodation with cream walls and a light carpet. Security entry handset. Spotlight lighting. Glass paneled door leads to:

Lounge (13'0" x 15'1" approx.): A nicely presented lounge that enjoys lots of natural light from the large double window, with views to the peaceful rear garden. It is well proportioned with ample room for furniture for relaxation, entertainment and storage. Again, decoration is neutral with a lovely light fitting. Note: The display unit will be included in the sale.

Dining kitchen (11'1" x 8'0" at widest approx.): The L-shaped dining kitchen is a super space, with plenty storage is floor and eye level units that are white gloss with chrome handles and dark contrasting worktops. There is also a shelved storage cupboard. The kitchen comes with a stainless steel 1.5 sink as well as an integrated fridge, freezer and Lamona oven, electric hob and chimney hood and a Hotpoint washing machine. Décor is smart and simple with grey tiled flooring and cream walls. Nice big window so rear with blind. Space for informal dining. Door to:

Veranda (10'4" x 5'2" approx.): A welcome addition to this family home, this is a bright, versatile space with windows the length of the room, giving nice views to the rear. Original stone walls and carpet. Glazed window to the bathroom.

Master bedroom (16'10" x 9'8" approx): An excellent, bright and airy front-facing double bedroom with plenty space for freestanding furniture and storage as well as a built-in cupboard with shelf. Light décor, carpeting and curtains. Central light fitment. Note: The freestanding wardrobe will be included in the sale.

Bedroom 2 (11'7" x 9'8" approx.): Another good-sized, well-proportioned and neutrally decorated double bedroom, again with a window to the front dressed with curtains. There is great storage in a double fitted wardrobe with shelf and rail. Central light fitment. Note: The freestanding wardrobe will be included in the sale.

Bathroom (7'1" x 5'7" approx.): A most attractive, contemporary family bathroom in fresh monochrome décor with white walls, grey tiled flooring and a gloss white vanity unit with contrasting deep toned surfaces. There is a three piece suite in white with shower over bath with screen and aqua panel, toilet with concealed cistern and basin. Chrome heated towel rail. Spotlight lighting. Extractor fan. Shaver socket.

Outside: Usual mutalities, including a shared rear garden, laid mainly to grass with rotary dryer. On-street parking.

Directions: Heading north along North Anderson Drive turn right on to Ashgrove Road West. Continue ahead for nearly a mile, crossing straight over at the Westburn Drive lights then take the second exit on the left on to Beattie Avenue. The flat is situated on the left hand side of the road, to the left of the grass area.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/336453/31-Beattie-Avenue/Aberdeen/>

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