

**17 Willowgate Close,
Aberdeen, AB11 6QD**

**Price Around
£139,500**

ASPC ref : 344330

 2  1  1 60 m² EPC **C** Council Tax Band **D**



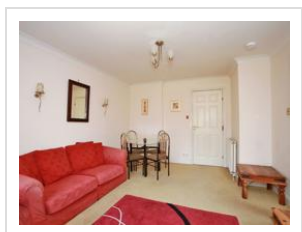
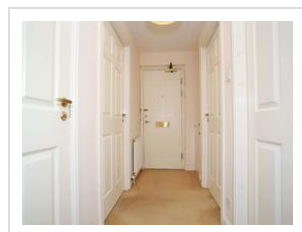
Arrange a viewing

 **01224-623400**
(Alex Hutcheon + Co)

Alex Hutcheon + Co
248 Union Street (Sales)
Aberdeen
AB10 1TN

Email:
mail@mortgageandproperty.co.uk

Website:
http://www.mortgageandproperty.co.uk



Property features:

 **Central heating**

 **Parking**

Situated within a modern yet established residential development this **GROUND FLOOR APARTMENT** is situated in one of the quieter parts of the development and offers quality accommodation with Gas Central Heating, Double Glazing, Security entry, a fitted Dining Kitchen with various integrated and free standing appliances all of which are to be included, and there is a Residents Car Park offering off street Parking. This particular property would undoubtedly represent an excellent purchase for those seeking a quality reasonably priced two bedroom city apartment or for investors seeking a leasing opportunity. In addition, the carpets and other floor finishes, curtains, blinds, light fitments and the white goods are all to be included in the price.

Willowgate Close is situated just off Hardgate and is within easy walking distance of Union Street and accordingly a wide range of shops and public transport facilities are readily available. The location is also extremely convenient for pubs, clubs, restaurants and leisure facilities in the West End of Aberdeen

DIRECTIONS: From Union Street exit on to Bon Accord Crescent, veering right continue straight onto the Hardgate and Willowgate Close

is located a short distance along on the right hand side.

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALLWAY: Hallway with telephone for security door locking system, meter cupboard, storage cupboard, light fitment, telephone point, fitted carpet.

LOUNGE: 15'11" x 12' approx. Nicely proportioned bright and airy Lounge with a pleasant front facing outlook. Light fitment, TV point, telephone point, fitted carpet, fitted blinds and curtains.

DINING KITCHEN: 10'1" x 8' approx. Well equipped Kitchen with a range of base and wall units with co-ordinating work surfaces with tiling above, integrated Four Ring Electric Hob with Electric Oven below and Extractor above, stainless steel sink unit with mixer tap, wall mounted central heating boiler, roller blind, freestanding Fridge, Freezer and Washing Machine included, laminate flooring and ample space for Dining.

DOUBLE BEDROOM: 12' x 10'1" approx. Double Bedroom with built-in wardrobes offering shelf and hanging space with two sliding mirror doors. TV point, telephone point, fitted carpet, fitted blind and curtains.

DOUBLE BEDROOM: 12' x 10'1" approx. Double Bedroom again with double built-in wardrobe with shelves, hanging space and two sliding mirror doors. Light fitment, fitted blind and curtains, fitted carpet.

BATHROOM: 7' x 6' approx. Centrally located, the Bathroom is fitted with white suite with tiled splashbacks, fitted thermostatic shower over bath, glazed shower screen, large wall mirror with two downlighters, vinyl flooring, light fitment, usual fitments to remain.

(OUTSIDE)

PARKING: Residents Car Park.

FACTORING: A formal factoring arrangement is in place for the upkeep of the building and development of which the property forms part.

EPC BANDING: "C"

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/344330/17-Willowgate-Close/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.