

**107 School Drive,  
Aberdeen, AB24 1TD**

**Price Over  
£110,000**

ASPC ref : 344953

 1  1  1 50 m<sup>2</sup> EPC **D** Council Tax Band **A**



Arrange a viewing

 07706 787487

**Andersonbain LLP**

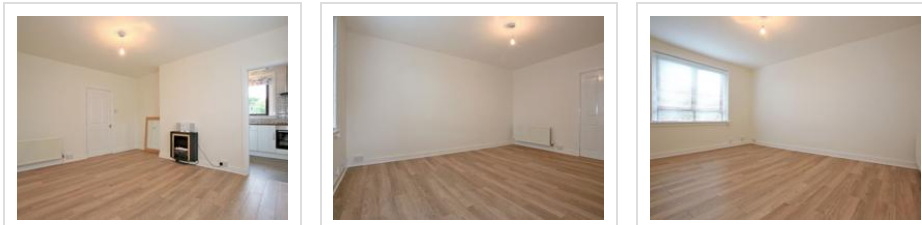
6, 8 & 10 Thistle Street  
Aberdeen  
AB10 1XZ

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**Website:**

http://www.andersonbain.co.uk



Property features:



Conveniently situated within minutes walk of Aberdeen University, we are delighted to present for sale this truly immaculate **one bedroom upper floor flat** which presents the perfect purchase for first time buyers or buy to let investors. Comprehensively upgraded to an excellent standard with stylish décor and complementing floor coverings throughout, this flat is truly ready to move into with minimum inconvenience. The property enjoys the modern comforts of gas central heating, double glazing and a large exclusive loft.

- Immaculate Upper Floor Flat
- 1 Generous Bedroom
- Gas C.H & D.G
- Exclusive Garden
- Ideal 1st Time Buy

Internally, the property comprises inviting entrance hallway with security entry system and large bright window to the side with unit

underneath (plumbed for washing machine), good sized lounge, attractively decorated with space for dining, smart kitchen fitted with a superb range of base and wall units, spacious double bedroom providing ample space for freestanding furniture and bathroom fitted with white three piece suite incorporating a shower over the bath. Externally, ample permit parking is located to the front and the property boasts an exclusive generous garden the side and rear which is mainly laid to lawn. All carpets, curtains, blinds, light fittings and shades will remain together with all kitchen white goods.

Located only minutes from Aberdeen city centre and Beach Boulevard which boasts many recreational facilities, there are also a wide variety of shops and restaurants close by with regular public transport available. The property is also well placed for Aberdeen University and those working to the North of the city. Both primary and secondary education is catered for in the area.

**ENTRANCE HALLWAY: 13'7" x 3'6"**

**LOUNGE: 14'10" x 13'0"**

**KITCHEN: 8'6" x 7'8"**

**BEDROOM: 17'4" x 10'1"**

**BATHROOM: 5'3" x 4'5"**

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

<https://www.aspc.co.uk/search/property/344953/107-School-Drive/Aberdeen/>

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