

Flat B, 31 Walker Road, Aberdeen, AB11 8DN

Price Over
£55,000

ASPC ref : 344969

1 1 1 37 m² EPC **D** Council Tax Band **A**



Arrange a viewing

Below Home Report Valuation

01224-564636

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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Property features:



Enjoying a convenient location for easy access to the city centre, this **one bedroomed ground floor flat** forms part of a traditional granite tenement building with well maintained communal areas which is protected by a security entry system. The light and airy accommodation comprises an entrance hall with access to all rooms, sitting room/kitchen on open plan overlooking the rear of the property, a spacious double bedroom with space for free standing furniture and a centrally set well appointed shower room. The property is further enhanced by an exclusive front garden and a stone outhouse to the rear. Served by gas central heating and uPVC double glazing the property will be sold inclusive of all floor coverings, curtains and all white goods, making this an ideal opportunity for first time buyers or those looking for a buy to let investment.

Torry is a thriving community which is separated from the heart of Aberdeen by the River Dee. There is a choice of primary schools and secondary education. A wide range of shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport

Communal Hall/Stairwell The property enjoys an elevated position with steps to the front. The well maintained communal hall and stairwell leads to all flats and is protected by a security entry system. A hardwood door on the ground floor leads to the rear garden/drying green. An exclusive store cupboard in the communal hall houses the central heating boiler.

Entrance Hall Entered via a hardwood exterior door, this area provides access to all accommodation. Wall mounted cupboard houses the electricity fuse box and meter. Security entry handset. Smoke detector. Telephone point.

Sitting Room/Kitchen 12'4" x 10'8" [3.70m x 3.25m] approx. Situated to the rear of the property, this well proportioned room features an open plan layout of the sitting area and fitted kitchen units incorporating an integrated washing machine and a base unit with stainless steel sink. A double bitted cupboard houses the free standing electric cooker, space for a free standing fridge/freezer and ample space for a range of furnishings. Central heating controls. TV point.

Double Bedroom 14'2" x 13'4" [4.30m x 4.05m] approx. A light and airy double bedroom overlooks the front of the property. Original moulded ceiling coving. Deep display sill with shelved storage below. Ample space for a range of furnishings.

Shower Room Centrally set this good sized shower room is fitted with a white two piece suite and a fully aqua lined shower enclosure housing and electric shower. An extensive fitted cupboard provides excellent shelved storage space. Xpelair.

Outside The property boasts an exclusive area of garden to the front which is enclosed by wrought iron railings, this area features a decorative border. The fully enclosed rear garden is screened by high level stone wall, this well maintained shared garden is mainly laid to lawn with decorative borders stocked with an abundance of established shrubs and seasonal plants. The property is further enhanced by an exclusive stone outhouse providing additional storage.

Notes The property benefits from gas fired central heating and uPVC double glazing throughout. EPC=D. All floor coverings, curtains and light fittings along with all white goods are included in the sale.

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

<https://www.aspc.co.uk/search/property/344969/Flat-B--31-Walker-Road/Aberdeen/>

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