

**58 Willowbank Road,
Aberdeen, AB11 6XL**

**Price Over
£209,995**

ASPC ref : 345537

2 1 2 68 m² EPC **C** Council Tax Band **D**



Arrange a viewing

01224-623400

(Alex Hutcheon + Co)

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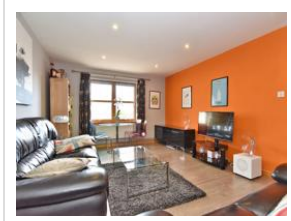
248 Union Street (Sales)
Aberdeen
AB10 1TN

Email:

mail@mortgageandproperty.co.uk

Website:

<http://www.mortgageandproperty.co.uk>



Property features:



Situated within a prestigious sought after West End development this **EXECUTIVE TWO BEDROOM APARTMENT** offers bright airy well proportioned accommodation well suited to the modern lifestyle and ideal for the professional person or couple or indeed those seeking a letting investment. The property has been completed to an extremely high standard and amongst its added features enjoys the benefits of Gas Central Heating, Double Glazing, video entry, beautifully appointed fitted Kitchen with adjacent Dining Area, spacious bright airy Lounge/Dining Room on open plan with bay window, a Shower Room en suite to the Master Bedroom and an allocated parking space. In addition the laminate floor finishes together with the blinds and light fitments are all to be included in the price.

Willowbank Road is situated in a popular location well served by local shops and public transport facilities. Most parts of the City are readily accessible by a variety of arterial routes and the West End with its pubs, clubs, restaurants and leisure facilities is within relatively easy walking distance.

DIRECTIONS From the west end of Union Street turn onto Holburn Street and at the traffic lights turn left into Willowbank Road where

the property is situated on the left hand side

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALLWAY: Entrance Hallway permitting access to the majority of the accommodation. Two spacious storage cupboards. Video security entry system. Laminate flooring.

LOUNGE: 17'4" x 12'2" approx. Extremely spacious bright airy Lounge offering space for a variety of freestanding furnishings with plentiful space for dining. TV Point. Wired for Sky TV. Laminate flooring.

KITCHEN: 12'1" x 8'1" approx. Beautifully appointed fitted Dining Kitchen with extensive range of base and wall units with Beech doors and trim with co-ordinating granite effect work surfaces and upstands with tiling above, integrated Four Ring Gas Hob with Electric Oven below and Extractor above set into stainless steel canopy, concealed integrated Fridge/Freezer and Automatic Washing Machine each with matching door panels, stainless steel sink unit with mixer tap, Dining Area, laminate flooring, stainless steel curtain pole.

MASTER BEDROOM: 12'2" x 8'11" approx. Spacious Master Bedroom benefitting greatly from spacious fitted wardrobe. TV Point. Access to en-suite shower room. Fitted carpet. **EN-SUITE SHOWER ROOM:** The En-Suite Shower Room has a white suite with w.c. and w.h.b., shower tray with thermostatic shower and a tiled shower area, glazed shower door, heated towel rail, shaver point. Tiled flooring and Tiled shower area.

DOUBLE BEDROOM: 11'6" x 8'5" approx. Double Bedroom with double wardrobe with mirrored sliding doors offering both shelved and hanging space. Laminate flooring.

BATHROOM: Main Bathroom with white suite, tiled splashback around bath, w.c. and w.h.b. set into bathroom furniture providing toiletry storage and display areas, matching ceramic floor tiles, heated towel rail, extractor fan, shaver point.

PARKING: Allocated parking space with entry through electric automated barriers.

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/345537/58-Willowbank-Road/Aberdeen/>

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