

**12a Forest Road,
Aberdeen, AB15 4BT**

**Price Over
£199,000**

ASPC ref : 346518

 2  1  1 59 m² EPC **D** Council Tax Band **D**



Arrange a viewing

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Property features:

 Central heating	 Garden	 Parking
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Occupying the garden level of a traditional granite west end four storey property, this deceptively spacious two bedroom self contained apartment offers bright, airy well proportioned accommodation and has been thoughtfully upgraded to a standard of finish which can only be appreciated by viewing. This particular property would undoubtedly represent an excellent purchase for the professional person or couple and amongst its added features boasts gas central heating, double glazing and superb storage space throughout.

- Self Contained Garden Flat
- 2 Generous Bedrooms
- Gas C.H & D.G
- Shared Driveway
- Sought After Location

The accommodation comprises most welcoming entrance hallway, elegantly proportioned lounge, fully fitted kitchen and two excellent

sized bedrooms, one of which boasts a large walk-in cupboard. The centrally located shower room is fitted with a white two piece suite with separate shower enclosure. The property further benefits from access to the large storage cellar providing additional storage space. Externally, ample off street parking is located in the shared driveway to the side and there is a shared garden which is well maintained and stocked with plants. The property is to be sold inclusive of all carpets, curtains, blinds, light fittings and shades together with all kitchen white goods and fridge/freezer.

Forest Road is situated in an area well served by local shops and public transport facilities and is within the catchment areas of both excellent Primary and Secondary Schools. The property lies within easy access to Anderson Drive, therefore, to the main business centers to the north and south of the City, the hospital complex at Foresterhill and Aberdeen Airport. Most parts of the City are readily accessible with the property being well suited for a wide range of pubs, clubs, restaurants, leisure facilities in the west end of the City and being within easy walking distance of the West End of Union Street.

ACCOMMODATION

ENTRANCE HALLWAY:

LOUNGE: 15'9" x 13'8"

INNER HALLWAY: 8'2" x 6'5"

KITCHEN: 15'2" x 7'8"

BEDROOM: 15'4" x 10'8"

BEDROOM: 10'2" x 8'2"

SHOWER ROOM: 7'9" x 5'5"

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

<https://www.aspc.co.uk/search/property/346518/12a-Forest-Road/Aberdeen/>

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