

**91 Oldcroft Place,
Aberdeen, AB16 5BX**
**Price Around
£62,000**

ASPC ref : 352010

 1 1 1 44 m² EPC **C** Council Tax Band **A**

Arrange a viewing

Below Home Report Valuation

01224-564636

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

 399 Union Street (sales)
Aberdeen
AB11 6BX

Email:
property@raeburns.co.uk
Website:
<http://www.raeburns.co.uk>

Property features:


In a well established residential area and enjoying an open outlook over parkland with views to the south of the city, this **one bedroomed ground floor flat** forms part of a four flatted building and requires a degree of modernisation and re-decoration. Generously proportioned, the accommodation comprises of a spacious hallway with built-in storage, a well proportioned lounge and this in turn gives access to the bright and airy kitchen. There is a good sized double bedroom with built-in wardrobes and the bathroom with shower handset over bath completes the accommodation. Benefiting from gas fired central heating with a combination boiler and double glazing, the communal areas are protected by a security entry system. Outside, the communal grounds are laid to grass and to the rear is a communal rotary clothes dryer. Internal inspection is recommended to appreciate the potential within.

Oldcroft Place lies to the north of the city and is within striking distance of the hospital complex at Foresterhill. Local shops and amenities are on the doorstep and regular public transport to many parts of the city including Union Street, Aberdeen's main thoroughfare, is available close by. Enjoying easy access to Anderson Drive, therefore to Aberdeen Airport and the business centres to the north and south of the city.

Communal Hall The communal hallways are protected by a security system.

Hall A spacious hall with neutral décor and carpeting and a mains wired smoke detector. There is a deep built-in shelved cupboard providing storage, a meter cupboard and large wall mirror.

Lounge 12'9" x 12'7" [3.91m x 3.85m] approx. With a large window to the rear enjoying a pleasant open outlook over grassed parkland and views towards the south of the city. With ample space for soft furnishings and a table and chairs, there is a wall mounted gas fire and the neutral décor and carpeting follows through from the hallway. Door to:

Kitchen 9'8" x 6'1" [2.97m x 1.86m] approx. Requiring modernisation, the kitchen currently has a range of wall and base units, worktops with splashback tiling and a stainless steel sink with drainer and mixer tap. There is a deep storage recess, ceramic floor tiles and a window to the rear again enjoying an open outlook. The gas fired central heating boiler is located here.

Bedroom 12'9" x 8'11" [3.90m x 2.73m] approx. A good sized double bedroom which overlooks the front. With neutral décor and carpeting, there is a double built-in wardrobe providing hanging storage and a further tall built-in cupboard.

Bathroom 9'3" x 6'7" [2.82m x 2.03m] approx. A good sized bathroom fitted with a white suite comprising of a pedestal wash hand basin, w.c. and bath. There is a shower handset over the bath, extensive tiling and a shower curtain and rail. With an opaque window to the front, there are ceramic floor tiles and a halogen spotlight fitting.

Outside The communal gardens to the front and rear are laid to grass and to the rear is a communal rotary clothes dryer.

Notes Gas fired central heating. Double glazing. EPC=C. Communal security entry system. Requiring re-decoration and modernisation. The subjects are being sold as seen inclusive of all curtains, blinds, light fittings and fitted floor coverings.

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