

**22a, Riverside Drive,  
Aberdeen, AB11 7DF**

**Fixed Price  
£135,000**

ASPC ref : 353479

 1  1  1 55 m<sup>2</sup> EPC  Council Tax Band 



**Arrange a viewing**

 **01224-626100**  
(Stronachs LLP)

**Stronachs LLP**

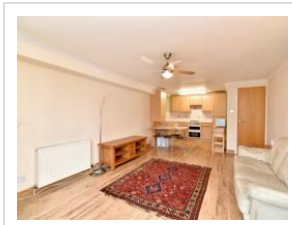
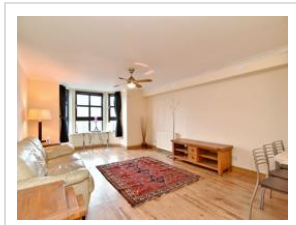
28 Albyn Place  
Aberdeen  
AB10 1YL

**Email:**

[info.property@stronachs.com](mailto:info.property@stronachs.com)

**Website:**

<http://www.stronachs.com>



Property features:

 <b>Central heating</b>	 <b>Parking</b>
---	---

We are pleased to offer for sale this **SPACIOUS ONE BEDROOM GROUND FLOOR FLAT**, forming part of a modern development offering spectacular views over the River Dee. Benefitting from gas central heating and full double glazing, there is the added appeal of an allocated parking space. The accommodation comprises, spacious Entrance Hall; generous Lounge with bay window to front, on open plan with the Kitchen; large Master Bedroom; and good-sized Shower Room. Early viewing is recommended.

Conveniently located within minutes walk of the city centre and its excellent range of amenities including regular public transport links across the city, Aberdeens railway station and a wide range of restaurants and shops in the Union Square shopping centre. This property is also ideally placed for those attending the Robert Gordon Universitys Garthdee campus and the Asda, Sainsburys and B&Q Superstores at Garthdee as well as the Aberdeen University campus and Aberdeen College.

**Hall** Spacious Entrance Hall, laid with wood laminate flooring and with meter cupboard. Two ceiling light fittings, central heating radiator, and smoke alarm. Security entrance handset. Wall mounted coat hooks. Large cupboard with shelf offers excellent storage.

**Lounge/Dining Kitchen** 28' x 12'10 Light and airy room with bay window to the front of the property allowing exceptional views over the River Dee. Laid with wood laminate and neutrally decorated, there is ample room for dining. The Kitchen is on open plan, fitted with a range of wall and base units with complementing work surfaces and splashback tiling. Inset sink and drainer. Cupboard housing central heating boiler, There is a washer/dryer and the integrated appliances include electric oven with gas hob and concealed extractor, and fridge/freezer. There is also a breakfast bar area for informal dining. Two central heating radiators, two ceiling light fittings, and television point.

**Bedroom** 11'7 x 9'1 Generous Double Bedroom, again with river views, and benefitting from deep built in wardrobes allowing both hanging and shelf storage, with bi-fold mirror doors. Ceiling light fitting, central heating radiator, and telephone point.

**Shower Room** - 7'1 x 6'5 Partially tiled and partially aqua panelled, fitted with a three piece suite comprising wash hand basin and toilet pedestal set in vanity unit, and double shower cubicle. Ceiling light fitting, chrome towel radiator, shaver point, and xpelair fan.

**External** The property sits in landscaped grounds which are maintained under a factoring agreement costing approx. £50 per month. There is an allocated parking space and ample visitor spaces.

**Extras** All contents (with the exception of pictures) are included in the sale.

**Council tax** - C

**EPC** - C

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

<https://www.aspc.co.uk/search/property/353479/22a--Riverside-Drive/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.