

**4b Viewfield Mews, Viewfield Road,
Aberdeen, AB15 7XE**

**Price Over
£195,000**

ASPC ref : 355843

 2  1  1 55 m² EPC **D**



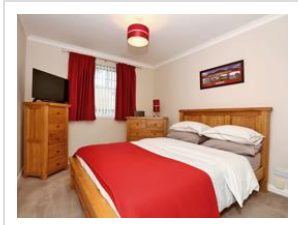
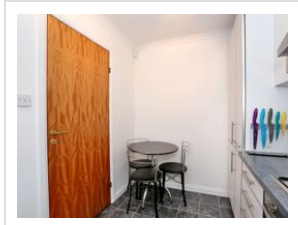
Arrange a viewing

 **01224 428100**
(Peterkins)





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AB10 1QR

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<http://www.peterkins.com>



Property features:

- 
Central heating
- 
Garage
- 
Garden
- 
Parking

Early viewing is highly recommended to appreciate the spacious interior of this desirable **ground floor executive apartment** situated in a sought after West End location. Presented in immaculate condition the apartment boasts generously proportioned accommodation comprising: entrance hall; living room; breakfast kitchen with integrated appliances; 2 double bedrooms; bathroom with an overbath shower. Heating is provided by a gas central heating system and all windows are double glazed, in addition the apartment is protected by a security entry system. All fitted flooring, light fittings, blinds and curtains will be included in the sale. Outside there is a shared rear garden, a residents' parking area and a single garage which has power and light.

location: The subjects enjoy easy access to the main arterial routes to all north east business centres, Aberdeen Airport and the hospital complex at Foresterhill. The property is within the catchment area for reputable primary and secondary schools, and is also within walking distance of many of the City's private schools and nurseries. A good variety of local shops, restaurants and leisure facilities as well as the superstores at Bridge of Dee are easily accessible. Aberdeen City centre with its wealth of amenities is only a short distance from the property and public transport to many parts of the City is regularly available nearby.

directions: From the west end of Union Street exit onto Alford Place and continue straight ahead to the Queen's Cross roundabout. Take the second exit, onto Queen's Road and continue straight ahead at the Queen's Gate and Anderson Drive roundabouts. Turn second left into Viewfield Road and Viewfield Mews is situated on the right hand side. Number 4b is situated on the right hand side of the road.

entrance: The tidy, well maintained communal entrance is accessed via a security entry system.

hall: Hardwood exterior door leads to the entrance hall; built in storage cupboard fitted with shelves and plumbed for a washing machine; wall mounted security entry handset; intruder alarm pad; ceiling cornice; spotlight fitting; telephone point; fitted carpet; radiator.

living room: 4.02mx3.49m Tastefully presented living room with a front aspect; 2 windows fitted with vertical blinds; ceiling cornice; modern light fitting; fitted carpet; television point; radiator; access to the kitchen.

breakfast kitchen: 3.16x2.05m Well equipped breakfast kitchen fitted with an excellent range of white base and wall mounted cabinets linked by coordinated work surfaces; wall unit houses the central heating boiler; 1.5 sink and drainer with a mixer tap; integrated fridge and freezer; 'SMEG' built in oven, gas hob and dishwasher; 'NEFF' cooker hood; stainless steel splashback; window fitted with a roller blind to the front of the apartment; spotlight fitting; ladder style radiator.

bathroom: Most attractive bathroom fitted with a white three piece suite complete with an overbath mixer shower and a glass shower screen; coordinated ceramic wall tiles; spotlight fitting; shaver point; glass shelf; chrome fittings; large wall mirror; ceramic floor tiles.

bedroom 1: 3.99mx2.46m Well appointed double bedroom with a rear aspect; window fitted with vertical blinds; built in wardrobe; pendant light fitting; fitted carpet; radiator.

bedroom 2: 3.19mx2.83m Generous double bedroom with a rear aspect; window fitted with vertical blinds; full height built in wardrobes fitted with mirror glass sliding doors provide excellent hanging and storage space; pendant light fitting; fitted carpet; radiator.

outside: There is a low maintenance garden area to the rear of the building which is shared. There is also a residents' car parking area at the rear of the building.

garage: Single garage with an up and over door; power and light installed.

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

<https://www.aspc.co.uk/search/property/355843/4b-Viewfield-Mews--Viewfield-Road/Aberdeen/>

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