

**30 Salisbury Court,
Aberdeen, AB10 6PN**

**Price Around
£69,950**

ASPC ref : 359321

 1  0  1 38 m² EPC **D** Council Tax Band **A**



Arrange a viewing

Below Home Report Valuation

 **01224-564636**

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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Property features:



Enjoying a quiet location within the west end of Aberdeen, with a great range of amenities close by as well as excellent public transport links across the city, we are delighted to offer for sale this **self contained ground floor spacious studio flat**. Well appointed and in fresh decorative order throughout, the property offers a great opportunity to move in with the minimum of inconvenience with the existing furniture and furnishings included in the sale.

The accommodation comprises of a spacious hall leading onto the bright and airy lounge/bedroom with built-in storage facilities which in turn leads onto the well equipped kitchen. A smart recently fitted bathroom completes the accommodation of this attractive property. Benefitting from electric heating and double glazed windows with residents' parking in the grounds, early viewing of this appealing property is highly recommended.

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 are close at hand. 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.

Hallway 12'6" x 3'5" [3.80m x 1.34m] approx. A hardwood door with glazed panel above enters into the welcoming hallway with a deep storage cupboard and a low level cupboard housing the electric meter. Textured neutral wallpaper and complementing carpeting which continues throughout the property.

Lounge/Bedroom 16'4" x 15'0" [5.00m x 4.90m] approx. A bright and spacious lounge/bedroom with a large picture window to the front drawing a great deal of natural light which highlights the fresh neutral décor. The good dimensions allow for a range of furniture and the fitted wardrobe offers excellent storage space.

Kitchen 8'2" x 6'9" [2.50m x 2.10m] approx. The kitchen is fitted with a good range of wall and base units edged with splashback tiling and topped with co-ordinating worktops with a stainless steel sink in front of the window. There is an electric cooker, fridge, microwave and washing machine. A deep cupboard offers additional storage.

Bathroom 8'2" x 4'9" [2.70m x 1.50m] approx. With an opaque window at high level the smart bathroom has recently been fitted with a modern three piece white suite comprising of a w.c., pedestal wash hand basin with mirror above and a bath with Mira electric shower attachment. Splashback tiling around the bath and sink area. Soft blue décor and vinyl flooring. Xpelair.

Outside Residents' parking and areas of grass are maintained under a factoring agreement.

Notes Electric heating. Double glazing. EPC=D. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds along with appliances. Items of furniture can also be included at the buyers discretion.

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

<https://www.aspc.co.uk/search/property/359321/30-Salisbury-Court/Aberdeen/>

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