

**241 Victoria Road,
Aberdeen, AB11 9NQ**

**Price Over
£75,000**

ASPC ref : 359370

 1  1  1 49 m² EPC **E** Council Tax Band **A**

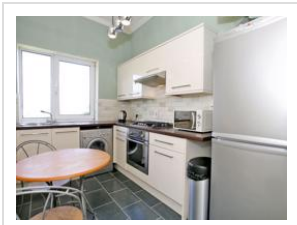
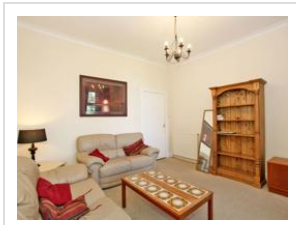


Arrange a viewing

 **01224-646428**
(Fraser & Mulligan)

Fraser & Mulligan
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AB10 1UT

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Property features:

 Central heating	 Garden	 Parking
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Situated in a popular residential street within the Torry area of Aberdeen City we are pleased to offer for sale this impressive well maintained **Ground Floor ONE BEDROOM FLAT** which forms part of a traditional granite tenement building. The property itself enjoys high ceilings and the comforts of gas central heating and double glazing. Presented for sale the property has lovely, open views to the rear from both the kitchen and lounge windows. The accommodation is bright and airy and has been decorated in neutral tones throughout. There is an inviting hallway, good sized lounge leading to a stylish dining kitchen, bright and spacious double bedroom, bathroom with 3 piece white suite and Mira Sport shower over the bath. Outside there is ample on street parking for residents. To the rear is a very generous sized shared garden exclusive lockable outside cellar and a large shared basement area providing additional storage. The white goods and some of the furnishings in the property at present are included in the sale if required. This would make an ideal purchase for a Buy-To-Let Investor or a First-Time Buyer. Viewing is highly recommended to fully appreciate the level of accommodation on offer.

The property was completely upgraded in 2003 and the present residents have retained the services of a factor for the building. A small monthly charge is payable which covers grass cutting, cleaning of the stairwell and a yearly check on the roof. The communal areas are

very well kept and are protected by a security entry system. The current owner has recently re-wired the property and the electrical appliances in the property have been PAT tested.

Directions: On crossing the Victoria Bridge into Torry continue through the first set of traffic lights onto Victoria Road and continue ahead for some distance. The property is located ahead on the left hand side as indicated by our For Sale sign.

Accommodation: Lounge Dining Kitchen Double Bedroom Bathroom.

Entrance Hall (6'6 x 5'8 approx) Entered via a hardwood door with opaque glass panel above allowing light into this roomy hall which gives access to most of the other accommodation; security entrance handset; low level cupboard housing electric meter.

Lounge (13'4 x 12'8 approx) A bright and spacious room decorated in neutral tones, the lounge is situated to the rear of the property and has lovely open views over the garden and to the iconic Aberdeen harbour and sea beyond; TV and telephone point; access to kitchen.

Kitchen (10'8 x 7'1 approx) Accessed from the lounge the stylish kitchen has been fitted with a modern selection of base and wall storage units. The contrasting dark wood effect work surfaces incorporates the stainless steel sink and drainer with complimentary 'subway' style splash back tiling. Built in electric oven and gas hob, ample space for table and chairs; linoleum flooring; wall mounted combi boiler. The Washing Machine/Dryer, Fridge Freezer and Microwave are included in the sale.

Bedroom (14'8 x 14'7 approx) This bright and sunny room has a beautiful triple bay window overlooking the front garden. Decorated in neutral tones this large double bedroom has ample space for free standing furniture.

Bathroom (9' x 6'6 approx) Centrally located the bathroom has an opaque window with deep tiled window sill and is fitted with a white 3 piece suite comprising wc, wash hand basin and bath with shower screen and 'Mira Sport' shower over bath. A large cupboard with lighting provides excellent storage; vinyl flooring.

Outside To the front of the property is an exclusive area of garden. To the rear is a large well kept garden laid to grass, ideal for summer barbecues or al fresco dining. Exclusive cellar

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

<https://www.aspc.co.uk/search/property/359370/241-Victoria-Road/Aberdeen/>

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