

Flat D, 1 Ashvale Court, Aberdeen, AB10 6FA

Price Over
£124,000

ASPC ref : 360084

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 44 m²
 EPC **D**
 Council Tax Band **B**



Arrange a viewing

01224-251100
 (Wilsone & Duffus)

Wilsone & Duffus

14 Chapel Street (property)
Aberdeen
AB10 1SP

Email:

property@wilsoneduffus.co.uk

Website:

<http://www.key-moves.co.uk>



Property features:



Situated in the heart of the city centre this attractive bright **One Bedroom First Floor Flat** forms part of a modern development with private residents parking and is maintained through factoring arrangements. The accommodation comprises an Entrance Hallway which houses two storage cupboards; a spacious Lounge with large front facing windows on semi open plan with the Kitchen which is fitted with a good range of wall and base units incorporating integrated appliances, a Double Bedroom which benefits from built in wardrobes and a bathroom with white suite. All floor coverings, blinds, light fittings and integrated appliances are included in the sale as is all furniture.

The development includes residents car park facilities offering valuable off street parking for a City Centre property.

Viewing is recommended to appreciate what this property has to offer!

Entrance Hallway: Accessed via hardwood exterior door and leading to all accommodation; security handset system; laminate flooring; cupboard housing electric box; further cupboard housing water tank.

Lounge: (15'9 x 11'8 approx) Main public room on semi open plan with the Kitchen and benefitting from two large front facing windows; carpet; wall mounted electric fire; ceiling coving; telephone point.

Kitchen: (9'5 x 6'4 approx) Modern fitted Kitchen with rear facing window and fitted with a good range of wall and base units with coordinating work surfaces and incorporating stainless steel sink with mixer tap, integrated oven; free standing fridge freezer; under unit washing machine; and stylish stainless steel cooker hood; laminate flooring.

Bedroom: (14'1 x 9'3 approx) located to the front of the property and benefitting from built in wardrobes with sliding mirror doors; carpet; wall mounted heater.

Bathroom: White three piece suite comprising w.c; wash hand basin and bath with shower above; splash back tiling; ceramic floor tiles; frosted window and shaver socket.

OUTSIDE Residents private car park.

DIRECTIONS Travelling west along Union Street proceed onto Holburn Street and turn second right onto Ashvale Place. Take first left onto Cuperstone Row and Ashvale Court is situated on the right hand side.

LOCATION The apartment enjoys an excellent location, within minutes walking distance of Aberdeen's Union Street and is conveniently placed for ease of access to the wide range of amenities on offer close by. These include a variety of shops, leisure activities and restaurants. Excellent public transport links ensure ease of access to Aberdeen and Robert Gordon's Universities and the industrial estates.

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

<https://www.aspc.co.uk/search/property/360084/Flat-D--1-Ashvale-Court/Aberdeen/>

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