

42 Ardarroch Road,  
Aberdeen, AB24 5QJ

Price Around  
£90,000

ASPC ref : 362660

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 50 m<sup>2</sup>  
 EPC **D**  
 Council Tax Band **A**



Arrange a viewing

07713 386467

01224 456789

(Andersonbain LLP)

**Andersonbain LLP**

6, 8 & 10 Thistle Street  
Aberdeen  
AB10 1XZ

**Email:**

reception@andersonbain.co.uk

**Website:**

<http://www.andersonbain.co.uk>



Property features:



Central heating



Parking

## Description

Situated within a popular residential area and within walking distance of Aberdeen University, we offer for sale this **TOP FLOOR ONE BEDROOM FLAT**. The well kept communal hallway is protected by a security entry system. The flat itself is deceptively spacious throughout with the added comforts of gas central heating (with Hive Control) and double glazed windows.

Top Floor Flat

One Large Double Bedroom

Gas C.H & D.G.

Superb Sea Views

Excellent First Home

This well presented flat comprises: entrance hallway with built in cupboard and access to the floored extensive loft; good sized lounge which enjoys a pleasant outlook towards the sea and provides space for both living and dining furniture; kitchen

fitted with a selection of base and wall storage units; large double bedroom with built in mirrored wardrobes which span one wall; bathroom fitted with a 3 piece suite with over the bath shower and built in cupboard. Outside to the front on street parking is available to the residents. Further parking is available to the rear.

Please note that all white goods in the kitchen and fireplace in the lounge will be included as part of the sale.

The property enjoys a central location, convenient for both the City Centre and Aberdeen University, which is within easy walking distance. Local amenities are well catered for nearby with a range of shops serving everyday needs, as well as Tesco and Morrisons Supermarkets. Leisure and recreational activities including Aberdeen Sports Village and Aquatics Centre, the beach front with its choice of restaurants, multi-plex cinema, leisure pool, ice rink, and many other facilities are also close by. Public transport on nearby King Street ensures ease of access to the City Centre and the oil related offices at Bridge of Don.

#### **Room Dimensions**

**Lounge: 15'2 x 11'0**

**Kitchen: 8'8 x 7'7**

**Bedroom: 14'9 x 10'10**

**Bathroom: 5'6 x 6'3**

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/362660/42-Ardarroch-Road/Aberdeen/>

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