

**115 Menzies Road,
Aberdeen, AB11 9AL**

**Fixed Price
£45,000**

ASPC ref : 362938

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



Arrange a viewing

01224 868687
(Mackinnons)

Mackinnons

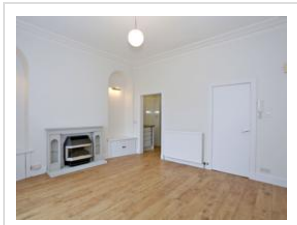
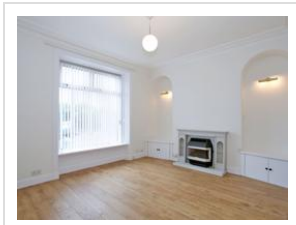
379 North Deeside Road, Cults
Aberdeen
AB15 9SX

Email:

property@mackinnons.com

Website:

<http://www.mackinnons.com>



Property features:



Situated within a well maintained tenement to which entry is gained by a security door locking system, this **ONE BEDROOM GROUND FLOOR FLAT** is located in a popular, well established residential area of Aberdeen near to the City Centre. The property benefits from gas central heating and double glazing and has been modernised throughout.

The accommodation comprises Entrance Hallway, Lounge, Kitchen, Double Bedroom and Shower Room. The communal garden is well maintained and parking is available to the front of the building. The white goods in the kitchen along with floor coverings, blinds and light fittings are included in the sale.

The property, which is situated in a popular residential street within the thriving Torry area of the City, benefits from access to a wide range of local shops and social recreation facilities, including a swimming pool and community centre. The City Centre is within easy walking distance and the property is well served by public transport. The property is conveniently located for those working in the nearby industrial estates at Altens and Tullos, as well as the Robert Gordon University Campus at Garthdee. The Duthie Park with its many

attractions including the Winter Gardens is located within relatively easy walking distance and there is also the opportunity to enjoy lovely walks around Torry Battery and along the Banks of the River Dee.

ACCOMMODATION

HALLWAY: A solid hardwood door leads to the hallway with telephone entry system and high level meter cupboard.

LOUNGE: (15'1 x 12'9 app) A very well proportioned, bright room to the front with large window allowing plenty of natural light to enter. Gas fire housed within a painted wooden surround and hearth with feature alcoves to either side. The proportions of the room allows ample space for dining furniture.

KITCHEN: (7'7 x 6'9 app) Situated off the lounge and fitted with a good range of base and eye level units and shelving with co-ordinating worktops containing a single steel single sink with mixer tap and drainer. Space for electric cooker and fridge. Plumbed for automatic washing machine. Tiled to dado height. Extractor fan. Vinyl flooring.

DOUBLE BEDROOM 1: (11'7 x 8'8 app) A good sized double bedroom fitted with wall to wall built-in wardrobes with hanging rail and shelving and additional, handy, fitted storage cupboards overhead. Ample room for free stranding furniture. Large window overlooking rear garden.

SHOWER ROOM: Coloured wc and wash hand basin with separate glazed shower cubicle with aqua panelling housing a "Triton" electric shower. Tiled to dado height. Tiled flooring. Extractor fan.

OUTSIDE

To the rear there is a well maintained shared garden with drying facilities and an exclusive coal cellar. Ample on street parking is located to the front of the property. In addition the property benefits from shared access to the large storage loft.

DIRECTIONS: From the east end of Union Street turn into Market Street and continue over Victoria Bridge onto Victoria Road and turn second right into Menzies Road; continue along until almost the end of Menzies Road and take the slip road to the left. No 115 is located ahead on the left hand side.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/362938/115-Menzies-Road/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.