

**22C Pitmedden Crescent,
Aberdeen, AB10 7HQ**
**Price Over
£77,000**

ASPC ref : 364901

 1 1 1 38 m² EPC **C** Council Tax Band **B**

Arrange a viewing

Below Home Report Valuation

01224-564636

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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Property features:



Garden



Parking

Situated in the popular residential area of Garthdee, this **first floor one bedroomed flat** with residents' parking enjoys an open outlook and is presented in fresh neutral décor throughout. The property is ideally located for Robert Gordon University and is within easy access of the city centre. Internally, the accommodation comprises a welcoming hallway with built-in storage and a light and airy lounge to the front which is on semi open plan with the modern kitchen. To the rear is the restful double bedroom with built-in wardrobe and the bathroom with shower over bath completes the layout. The furniture is available by separate negotiation offering an excellent opportunity to move in with the minimum of inconvenience. Outside is the residents' car park and communal gardens to the front and rear. Early viewing of this attractive property in a convenient location is highly recommended.

Garthdee is a well established residential area situated within easy reach of the city centre. The area offers excellent local amenities including recreational facilities and a wide range of shops at the Bridge of Dee Retail Park. The Robert Gordon's University Complex is also within easy reach and there is regular public transport nearby.

Communal Hallway The communal hallways are neat and well maintained and protected by a secure entry system. There are mail boxes on the ground floor and doors to both the front and rear where the car park is located.

Hallway A hardwood door enters into the spacious hallway with fresh neutral décor and complementary carpeting. A shelved cupboard provides storage. Wall mounted security entry handset.

Lounge 13'9" x 9'8" [4.25m x 3.00m] approx. The lounge has a pleasant open aspect to the front with twin tall windows drawing a good deal of natural light into the room. The room has fresh neutral décor and complementary carpeting and there is ample floor space for a range of free standing furniture.

Kitchen 9'5" x 5'5" [2.90m x 1.70m] approx. Fitted with a range of pale wood effect wall and base units edged with splashback tiling and topped with work surface incorporating a stainless steel sink with drainer and mixer tap. Appliances include a free standing electric cooker, fridge, counter top freezer and washing machine. There is a window to the side.

Bedroom 11'6" x 8'5" [3.55m x 2.60m] approx. Enjoying a peaceful rear aspect, the restful double bedroom benefits from excellent storage with a built-in wardrobe with hanging and shelving space and mirrored sliding doors. A further cupboard houses the hot water tank and the décor is in neutral tones with complementary carpeting.

Bathroom 8'1" x 4'4" [2.49m x 1.35m] approx. With an opaque window to the side, the bathroom is fitted with a three piece white suite comprising w.c., wash hand basin and bath with electric shower above. Finishing touches include splashback tiling, wall mirror and mosaic style vinyl flooring. The room is decorated in fresh white tones.

Outside There are communal gardens to the front and rear with areas of grass and mature trees. There are rotary clothes dryers and the property has an exclusive space within the residents' car park.

Notes Electric heating. Double glazing. EPC=C Secure entry system. The property will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds along with appliances. The furniture is available by separate negotiation.

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

<https://www.aspc.co.uk/search/property/364901/22C-Pitmedden-Crescent/Aberdeen/>

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