Flat B, 38 Bedford Road,

Aberdeen, AB24 3LH

Fixed Price

£59,995

Under offer

1 1 1 44 m² EPC **D** Council Tax Band **TBC**

Contact Solicitor

Raeburn Christie Clark & Wallace
399 Union Street (sales)
Aberdeen
AB11 6BX

01224-564636

property@raeburns.co.uk

http://www.raeburns.co.uk

Features Garden

Description

In an ideal location for the city centre and Aberdeen University, we are delighted to offer for sale this attractive **ground floor one bedroomed flat** which forms part of a traditional granite building protected by a secure entry system. The property benefits from gas central heating and double glazed windows and boasts neutral décor throughout. Internally, the accommodation comprises a hallway giving access to the lounge which is on semi open plan with the modern kitchen with dual aspect over the enclosed rear garden. A generously proportioned double bedroom with excellent built-in storage and a centrally set bathroom with shower over bath complete the layout. There is a shared garden to the rear of the property. The property is in close proximity to a wide range of amenities and public transport links across the city and beyond. Early viewing is recommended.

Bedford Road lies to the north of the city centre and a great number of local amenities including the Kittybrewster and Berryden Retail Parks are within walking distance. The city centre is only a short distance away and regular public transport to many parts of the city is readily available. The property is

well placed and within walking distance of Aberdeen University and the hospital complex at Foresterhill.

Notes Gas central heating. Double glazing. EPC=D. The property will be sold inclusive of all fitted floor coverings, light fittings and blinds, along with appliances. Items of furniture are available by separate negotiation. THE DATE OF ENTRY IS MATERIAL AND OFFERS SUBJECT TO SURVEY, SUBJECT TO FINANCE OR SUBJECT TO THE SALE OF THE PURCHASER'S OWN PROPERTY WILL NOT BE CONSIDERED

Accommodation comprises

Communal Hallway The communal hallways are neat and tidy and the building is protected by a secure entry system.

Hall A hardwood door enters into the hallway presented in neutral décor with co-ordinating carpeting. Wall mounted secure entry handset.

Lounge 12'4" x 12'3" [3.80m x 3.75m] approx. The lounge is presented in neutral tones with laminate flooring and has a shelved alcove. On semi open plan with the kitchen.

Kitchen 7'5" x 7'2" [2.30m x 2.20m] approx. The light and airy kitchen has dual aspect windows overlooking the leafy rear garden. Fitted with a range of wall and base units edged with splashback tiling and topped with work surface incorporating a stainless steel sink. Appliances include a free standing electric cooker, fridge, freezer and washing machine. The décor is in neutral tones with tile effect vinyl flooring.

Bedroom 13'1" x 12'7" [4.00m x 3.90m] approx. A generously proportioned double bedroom to the front with an abundance of storage by way of full height fitted wardrobes with hanging and shelving space and additional shelved storage cupboards. There is a wall mounted television and the décor is in neutral tones with laminate flooring.

Bathroom 8'2" x 3'9" [2.50m x 1.20m] approx. Centrally set, the bathroom is fitted with a three piece white suite comprising w.c., pedestal wash hand basin and bath with electric shower above. The room has extensive aqua panelling, neutral décor and laminate flooring.

Outside The communal rear garden is mainly laid to grass with a variety of mature trees and shrubs. There is a drying area.

View this property here

https://www.aspc.co.uk/search/property/365602/Flat-B--38-Bedford-Road/Aberdeen/

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. 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.