

**27 Urquhart Court, 105 Urquhart Road,
Aberdeen, AB24 5JP**

**Fixed Price
£140,000**

ASPC ref : 365919

 2  1  1 53 m² EPC **C** Council Tax Band **D**



Arrange a viewing

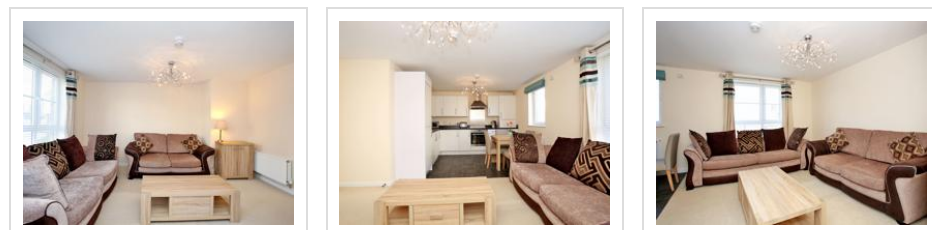
Below Home Report Valuation

 **01224 428100**
(Peterkins)

Peterkins
(Property Sales) 100 Union Street
Aberdeen
AB10 1QR

Email:
propcen@peterkins.com

Website:
<http://www.peterkins.com>



Property features:

 Central heating	 Parking
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BELOW HOME REPORT VALUATION.

IMPRESSIVE TWO BEDROOMED GROUND FLOOR APARTMENT - BUILT BY BARRATT HOMES IN 2014 - MODERN STYLISH INTERIOR, DINING KITCHEN AND ALLOCATED PARKING SPACE - EARLY VIEWING IS HIGHLY RECOMMENDED!

Accommodation comprises: Hall. Open plan living room and dining kitchen. 2 Double bedrooms. Stylish shower room. Gas central heating. Double glazing. Video entry system. Secure residents' car park.

Early viewing is highly recommended to appreciate the modern stylish interior of this **IMPRESSIVE TWO BEDROOM GROUND FLOOR APARTMENT** which forms part of a new complex built by Barratt Homes in 20014. Situated to the rear of the development, well back from the road the flat is ideally located, close to the City centre and is a short commute to the many business parks both north and south of the City.

The interior has been finished to a high standard and has been decorated in neutral tones with coordinated flooring and blinds. The modern dining kitchen is fitted with an excellent range of wall and base units incorporating an integral appliances. The shower room features a modern vanity unit and also an over sized walk in shower.

Heating is provided by a gas central heating system and all windows are double glazed. In addition, the building is protected by a Video entry system. There is an allocated parking space within the development in the secure car park and there are also visitors' parking spaces. All fitted flooring, light fittings, blinds and curtains will be included in the sale.

location: The flat is located in an area well served by an excellent range of shops and is well situated for public transport. Union Street is within easy walking distance as are a wide range of pubs, clubs, restaurants and leisure facilities in the City. The location is also extremely convenient for both Foresterhill and Cornhill and City Hospitals and for a wide range of offices around the City.

directions: Urquhart Court is located at the beach boulevard end of Urquhart Road very close to the Double Tree Hilton. From the City's Union Street turn on to King Street and at the traffic lights turn right on to East North Street. At the next roundabout turn left on to Beach Boulevard, turn left on to Links Road, then left into Urquhart Road. Urquhart Court is a short way along on the right hand side of the road.

entrance: The communal hallways enjoy contemporary décor and are protected by a Video security entry system and security lighting. These areas are maintained under a factoring contract.

hall: Welcoming hall entered via a hardwood exterior door, this spacious hallway gives access to all accommodation; pendant light fitting; wall mounted security entry screen/handset; fitted carpet; radiator.

open plan living room and dining kitchen: 6.11m narrowing to 3.30mx4.46mx3.35m

living room: The generously proportioned living area enjoys a rear aspect; window fitted with a wooden 'Venetian' blind; modern light fitting; fitted carpet; radiator.

dining kitchen: Also to the rear of the house is the well equipped kitchen fitted with an excellent range of white base and wall cabinets linked by coordinated work surfaces and upstands; stainless steel sink and drainer with a mixer tap; glass splashback; built in oven; ceramic hob; chimney style cooker hood; stainless steel splashback; vinyl flooring; radiator.

shower room: Most attractive shower room fitted with a white three piece suite comprising: wall to wall walk in shower complete with a mixer shower and a glass shower screen; W.C with a concealed cistern; table top wash hand basin with a vanity cabinet below; window to the side of the apartment fitted with a 'Roman' blind; extractor fan; ceiling light; shaver point; wall mirror; chrome fittings; vinyl flooring; chrome ladder style radiator.

bedroom 1: 2.99mx2.92m Lovely double bedroom with a side aspect; built-in double wardrobe fitted with mirror glass sliding doors provides excellent hanging and storage space; modern light fitting; fitted carpet; radiator. Note: The wall mounted television will be included in the sale.

bedroom 2: 2.92mx2.46m Bright double bedroom with a side aspect; built-in double wardrobe fitted with mirror glass sliding doors provides excellent hanging and storage space; modern light fitting; fitted carpet; radiator.

outside/parking: There is an allocated parking space within the development in the secure car park and there are also visitors' parking spaces. A factor is in place to look after the development.

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

<https://www.aspc.co.uk/search/property/365919/27-Urquhart-Court--105-Urquhart-Road/Aberdeen/>

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