

## 6 Wood Street, Aberdeen, AB11 9QD

**Fixed Price**  
**£59,995**

ASPC ref : 366229

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 41 m<sup>2</sup> 
 EPC **E** 
 Council Tax Band **A**



**Arrange a viewing**

**01224-251100**  
 (Wilsone & Duffus)

**Wilsone & Duffus**

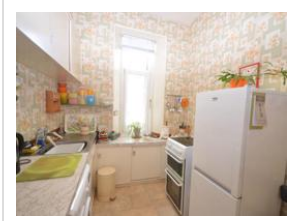
14 Chapel Street (property)  
Aberdeen  
AB10 1SP

**Email:**

[property@wilsoneduffus.co.uk](mailto:property@wilsoneduffus.co.uk)

**Website:**

<http://www.key-moves.co.uk>



Property features:

|        |         |
|--------|---------|
|        |         |
| Garden | Parking |

Located within the popular residential area of Torry, Wood Street is a quiet residential street traditional buildings with no through traffic which affords ample on street parking. The entrance to the granite tenement is shared with only one other property. Although in need of modernisation this **One Bedroom Ground Floor Flat** is well proportioned and offers great potential. The Lounge features a large rear facing window with the Kitchen also overlooking the rear garden. The spacious Double Bedroom is fitted with an abundance of wardrobes. The Shower Room has been upgraded and benefits from a white suite with walk in shower and under floor heating. To the rear there is an exclusive garden area directly in front of the Lounge window which offers a secluded outdoor seating area.

Externally there is a shared drying green laid to lawn with a further area of garden pertaining exclusively to the property. There is an exclusive outhouse offering storage space together with a shared cellar. Further to the cellars there is a shared loft area which is accessed by the rear of the building.

Viewing is highly recommended to fully appreciate all this property has to offer!

**Entrance Hallway:** Leading to all accommodation and housing two storage cupboards with overhead storage with one housing the electric meter and one housing the water tank. Telephone point and carpet.

**Lounge:** (11'5 x 11'1 approx) Well proportioned Lounge with large, south facing window which overlooks the garden. Ceiling coving; carpet; electric fire and shelved cupboard.

**Kitchen:** (10' x 6'7 approx) Fitted with wall and base units; coordinating work surface; stainless steel sink with newly fitted washing machine; free standing fridge freezer and cooker which are all included in the sale. Rear facing window; vinyl flooring.

**Bedroom:** (12'6 x 10' approx) Exceptionally well proportioned bedroom located to the front of the property, fitted with an abundance of fitted wardrobes; carpet and wall mounted electric heater.

**Shower Room:** Immaculately presented shower room comprising white WC; wash hand basin and separate shower cubicle; aqua splash back paneling; extractor fan; pvc ceiling paneling with down lighters; ceramic floor tiles with under floor heating and heated towel rail.

**OUTSIDE** Externally there is a shared drying green laid to lawn with a further area of garden pertaining exclusively to the property. There is an exclusive outhouse offering storage space together with a shared cellar. Further to the cellars there is a shared loft area which is accessed by the rear of the building.

**DIRECTIONS** On crossing Victoria Bridge into Torry continue through both sets of traffic lights. Continue along Victoria Road and take the fourth road on the left onto Baxter Street and then first right onto Wood Street. The property is located on the right hand side.

**LOCATION** Situated on the south side of the City with a community spirit of it's own the thriving Torry area offers a wide range of local amenities including a good range of shops and pubs as well as a local library. It is particularly convenient for those working at the oil and commercial centres at Tullos, Altens and Cove or within the City Centre. The superstores at Bridge of Dee and the Robert Gordon University campus are all easily accessible as is the centre of Aberdeen where a wealth of amenities including the main railway and bus stations can be found. The Torry area itself is well served by a regular bus service which affords ready access to most parts of the city and is conveniently placed for the main roads to the North, South and West of the city.

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

<https://www.aspc.co.uk/search/property/366229/6-Wood-Street/Aberdeen/>

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