

**85 Willowbank Road,  
Aberdeen, AB11 6XD**

**Fixed Price  
£70,000**

ASPC ref : 366550

1 1 1 34 m<sup>2</sup> EPC **D** Council Tax Band **B**



**Arrange a viewing**

**01224-632500**

(Ledingham Chalmers LLP)

**Ledingham Chalmers LLP**

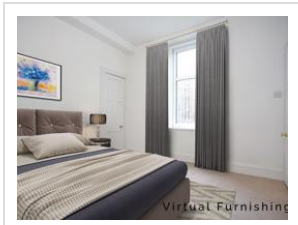
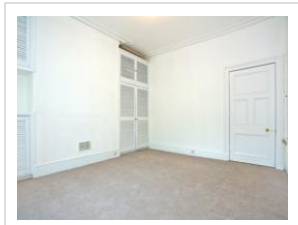
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AB10 1HA

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**Property features:**



We offer for sale, situated on the **first floor** of a traditional granite tenement, this well presented, freshly decorated flat. It has a large attractive room to the front, which is perfect for bedroom accommodation, it has high ceiling, coving, two louvre door storage cupboards with upper storage units. To the rear is a second, equally well proportioned, which would be perfect for lounge accommodation, having a traditional shelved storage cupboard and kitchenette situated off. The kitchenette has a wall unit, contrasting work surfaces with circular stainless steel sink finished with mixer tap and to remain are the cooker and washing machine. To complete this property is a shower room which has a fully tiled shower cubicle with electric shower, pedestal wash hand basin, WC and cupboard accommodating the hot water tank.

The property is serviced by electric storage heating, double glazing and is secured by an entry system. There is a shared garden to rear and storage shed.

**ACCOMMODATION**

Hall

Lounge 13'8" x 10'9" (4.17m x 3.28m) approx.

Kitchenette 7'2" x 3'1" (2.18m x .94m) approx.

Bedroom 13'8" x 10'9" (4.17m x 3.28m) approx.

Shower Room 5'3" x 5' (1.6m x 1.52m) approx.

#### EPC Band D

**Directions** Travelling from Union Street continue onto Holburn Street and at the first set of traffic lights turn left onto Willowbank Road. No. 85 is situated a good distance along on the right hand side.

**Location** Willowbank Road is situated to the west end of Aberdeen city centre, well placed for a range of local amenities and also the city centre itself which offers a further range of shopping, recreational and leisure facilities. It is ideally placed and on a direct bus route across to Robert Gordon University at Garthdee. There is a further range of public transport facilities making many parts of Aberdeen easily accessible from this property.

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

<https://www.aspc.co.uk/search/property/366550/85-Willowbank-Road/Aberdeen/>

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