

**17 Arnage Crescent,
Aberdeen, AB16 6XH**


**Price Over
£90,000**

ASPC ref : 366806

 2  1  1 68 m² EPC **C** Council Tax Band **B**



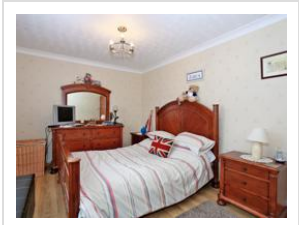
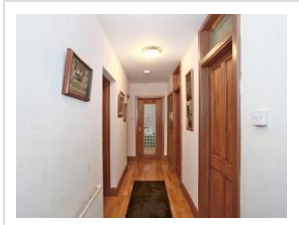
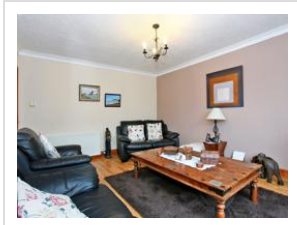
Arrange a viewing

 **01224 662274**

Andersonbain LLP
6, 8 & 10 Thistle Street
Aberdeen
AB10 1XZ

Email:
reception@andersonbain.co.uk

Website:
<http://www.andersonbain.co.uk>



Property features:

| | | |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
|  Central heating |  Garden |  Parking |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|

We are delighted to offer for sale this **Two Bedroom first floor flat**, ideally located within an established residential area of the city. The flat itself is spacious throughout with the added comforts of gas central heating and double glazed windows. and superb storage facilities throughout.

2 Double Bedrooms. Perfect first time purchase or buy to let opportunity. Well Kept Communal Areas. Security Entrance. Double Glazing and Gas Central Heating

EPC C

The accommodation comprises a welcoming hallway; spacious lounge with a front outlook providing natural light. Large kitchen fully fitted with wall and base units, the properties balcony has also been converted into a useful utility space. Two large double bedrooms both boasting built in cupboards and ample space for free standing furniture. Completing the property is the fantastic modern shower room.

Additionally the property benefits from cellar and storage cupboard providing the property with super storage facilities.

Sheddocksley is a popular residential area lying to the west of the city with easy access to the city centre and is close to the A944, ideal for commuting to Kingswells, Westhill and Dyce. A regular bus service operates nearby linking the city centre and beyond, the no23 in particular serves routes to Woodend and the ARI hospitals. Good amenities are available locally including schools, shops and a Tesco superstore.

HALLWAY: 17'0 x 4'3

LOUNGE: 15'3 x 11'7

KITCHEN: 17'7 x 11'1

UTILITY AREA: 5'1 x 9'8

BEDROOM: 14'9 x 9'8

BEDROOM: 11'8 x 9'8

BATHROOM: 7'3 x 5'5

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

<https://www.aspc.co.uk/search/property/366806/17-Amage-Crescent/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). 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.