159 Cairngorm Drive,

Kincorth, Aberdeen, AB12 5PN

Fixed Price

£65,000

Under offer

2 | 1 | 1 | 65 m² | EPC **C** | Council Tax Band **B**

Contact Solicitor

Alex Hutcheon + Co
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Features Garden

Description

Enjoying a popular residential location close to the City Centre, this **Two Bedroom Ground Floor Flat** provides a pleasant living environment and represents excellent value for money. The property benefits from Gas Central Heating and Double Glazing and will be sold inclusive of all fitted floor coverings, curtains, blinds and light fitments.

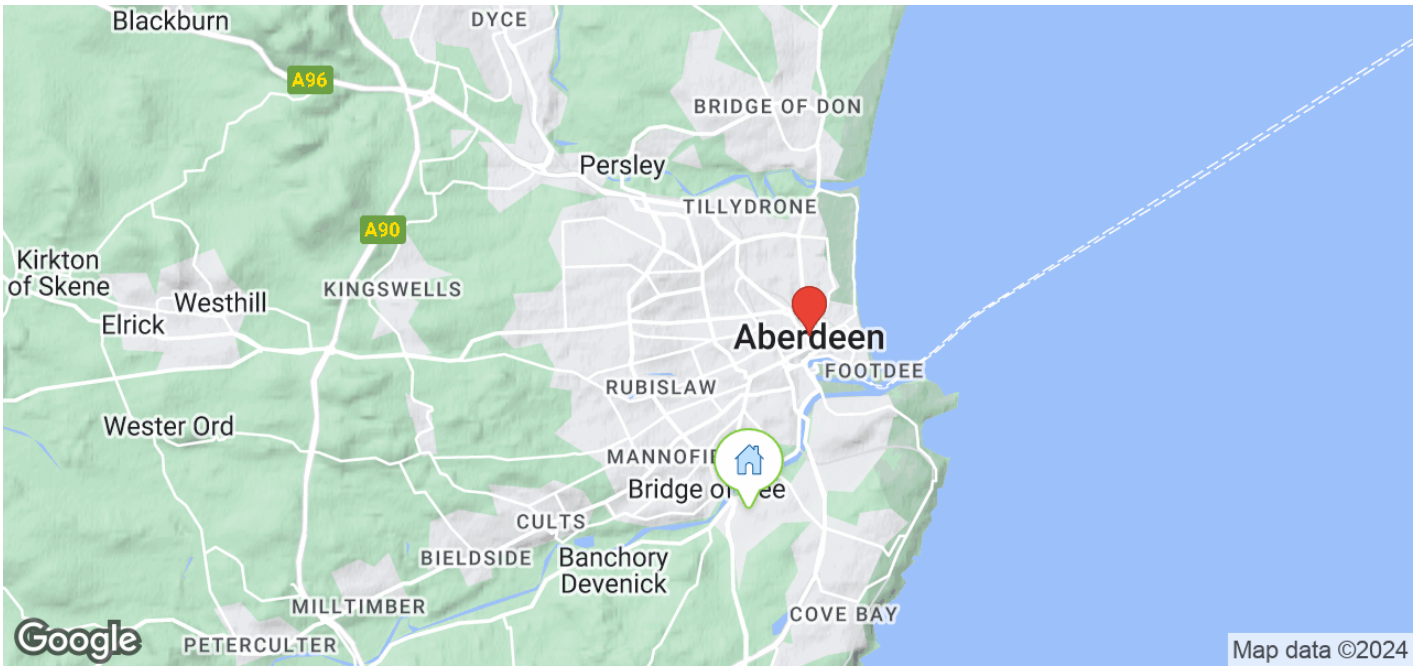
The accommodation comprises of a Lounge with aspect to the rear, two Double Bedrooms, fitted Kitchen and upgraded Bathroom. Outside there is an exclusive Garden to the front and shared Garden to the rear. This property would make an ideal first time purchase or letting investment given that the property is within easy reach of Robert Gordons University at Garthdee.

Location Cairngorm Drive is situated within a popular and established residential area of the south of the City and is particularly convenient for access to the various offices in nearby Altens. In addition, the property is within easy reach of the excellent shopping facilities which are available at nearby

Bridge of Dee and which include Asda and Sainsburys Superstores. Public transport is also close at hand.

Directions

Leave Union Street via Holburn Junction turning left onto Holburn Street, continue to the bottom of the road to the roundabout at South Anderson Drive and turn left, crossing over the Bridge Of Dee. At the next roundabout take the second exit onto the Stonehaven Road and first left into Cairngorm Drive travelling straight ahead at the roundabout onto Cairngorm Drive where number 159 is located on the right.



Accommodation comprises

Hallway: Offering access to all accommodation. Light fitment, built-in cupboard housing the hot water tank, security entry handset, laminate flooring, telephone point.

Lounge: 4.47m x 4.14m (14'8" x 13'7") approx. Nicely proportioned Lounge with an aspect to the rear.Light fitment, laminate flooring, curtains.

Kitchen: 3.47m x 2.64m (11'5" x 8'8") approx. Situated to the rear, the Kitchen is fitted with a range of base and wall units with work surfaces, splashback tiling, inset sink unit, built-in Oven, Grill, Hob with concealed Extractor, Fridge/Freezer and Washing Machine.Door to rear garden, light fitment, laminate flooring.

Bedroom 1: 4.49m x 2.87m (14'9" x 9'5") approx. Exceptionally well proportioned Double Bedroom to the front with a dual aspect allowing ample natural light.Built-in wardrobe, light fitment, curtains, laminate flooring

Bedroom 2: 3.5m x 2.94m (11'6" x 9'8") approx. Additional Double Bedroom to the front.Light fitment, laminate flooring, fitted blinds and curtains.

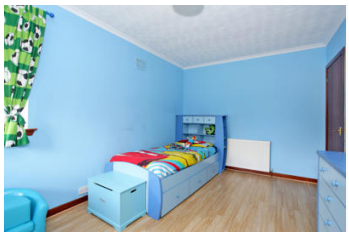
Bathroom: 2.15m x 1.95m (7'1" x 6'5") approx. Upgraded Bathroom with a white suite comprising of a bath with shower over and shower screen, w.c and wash hand basin set into vanity furniture.Opaque window, light fitment, heated towel rail.

(Outside)

The property has an exclusive Garden to the front and a shared Garden to the rear.

On street Parking.

Photo gallery



View this property here

https://www.aspc.co.uk/search/property/369164/159-Cairngorm-Drive/Aberdeen/

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