

120 Fonthill Avenue,
Aberdeen, AB11 6TG

Price Over
£189,000

 **3**  **1**  **2**  **73 m²** EPC **C** Council Tax Band **E**



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Features

Description

Viewing is highly recommended to appreciate the modern stylish interior of this beautifully presented **top floor apartment** situated within a sought after City development. The central hall gives access to all accommodation which comprises: open plan living room and stylish breakfast kitchen complete with integrated appliances; master bedroom with en suite; 2 further double bedrooms; shower room with overbath shower. Outside there are attractive landscaped gardens and a residents' car park with an allocated parking space. Further benefits include gas central heating and double glazing. The development also benefits from having a factor.

location: Fonthill Avenue is situated in a quiet tree lined street in a conservation area within the ever popular Ferryhill part of town, which is well served by local shops and public transport facilities and is within easy walking distance of the city centre. Reputable nursery and primary schools are in the area and public transport is readily available. The Duthie Park with its renowned winter gardens is situated a short walk away.

directions: From the West end of Union Street turn onto Holburn Street and carry on along for some distance. At the Great Southern Round-a-bout exit onto Ferryhill Road, continue along for a short distance the Princes Gate Development is accessed via electronically controlled access gates.

entrance: The well maintained communal entrance is accessed via a security entry system.

hall: Exterior door leads to the welcoming hall with all accommodation leading off; storage cupboard houses the hot water tank; wall mounted security entry handset; 3 branch ceiling light fitting; laminate flooring; radiator. Hatch to exclusive storage loft.

living room: 17'x10'5 (5.18mx3.17m) Beautifully presented open plan living area. The living room has a front facing window fitted with wooden 'Venetian' blind; television point; telephone point; pendant light fitting; laminate flooring; radiator; access to the breakfast kitchen. Note: The flat screen television will be removed.

breakfast kitchen: 10'8x9'10 (3.25mx2.99m) Superb breakfast kitchen on open plan with the living room; fitted with an excellent range of black gloss base and wall mounted units linked by coordinated work surfaces; breakfast bar/island unit with additional storage below; 'NEFF' appliances include a built in oven, gas hob and microwave oven; glass and stainless steel extractor hood; stainless steel splash back; inset stainless steel sink and drainer with mixer tap; integrated washing machine, fridge freezer and dishwasher; window to the front fitted with a wooden 'Venetian' blind; wall cabinet houses central heating boiler; brushed chrome switch plates and sockets; halogen spotlight fitting; laminate flooring.

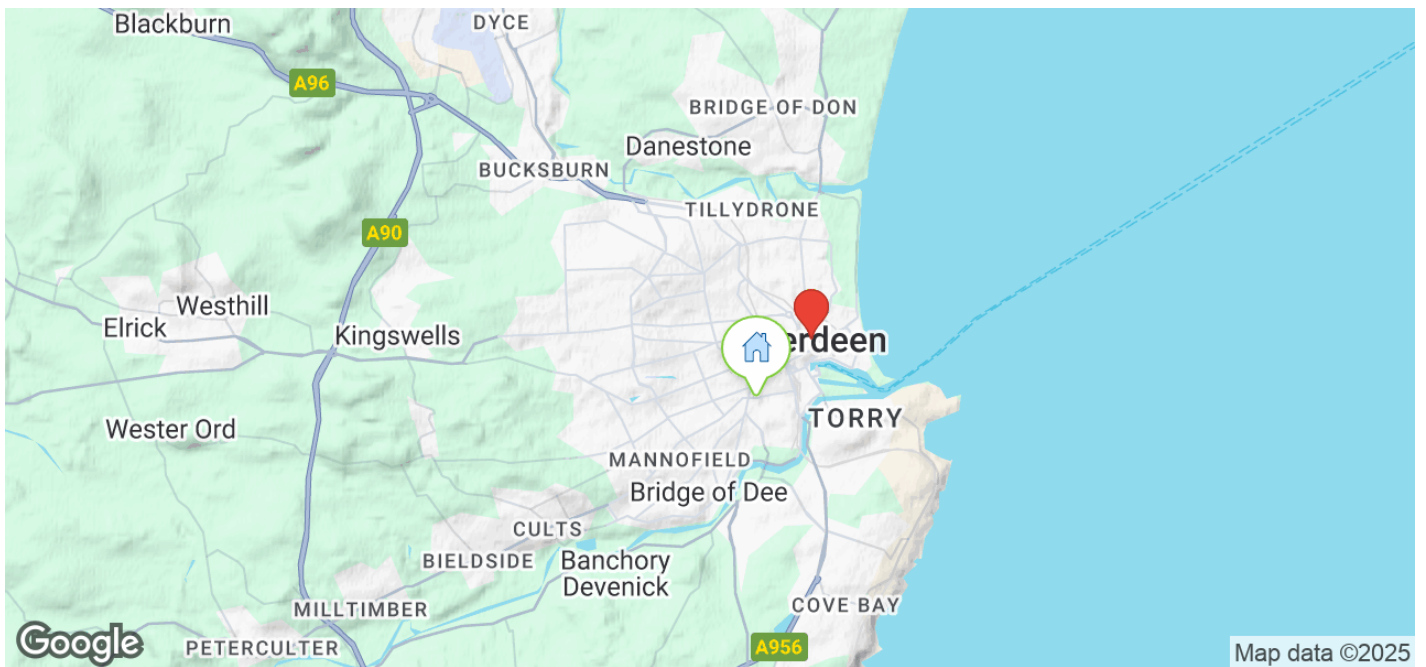
shower room: Attractive shower room fitted with a white three piece suite comprising: large corner shower cabinet with an electric shower and aqua paneling behind; W.C; wash hand basin set into a white gloss vanity unit; wall mirror; shaver point; extractor fan; chrome fittings; spotlights; vinyl flooring; radiator.

master bedroom: 9'10x9'9 plus entrance (2.99mx2.97m) Bright and airy master bedroom with a rear aspect; window fitted with a roller blind; built in double wardrobe fitted with mirror glass sliding doors provides excellent hanging and storage space; pendant light fitting; fitted carpet; radiator. **en suite;** En suite shower room fitted with a white three piece suite comprising: large corner shower cabinet with an electric shower and aqua paneling behind; W.C; wash hand basin set into a black gloss vanity unit; medicine cabinet; wall mirror; shaver point; extractor fan; chrome fittings; spotlights; vinyl flooring; radiator.

bedroom 2: 11'3x10'3 (3.42mx3.12m) Well appointed double bedroom with a rear aspect; window fitted with a roller blind; built in double wardrobe fitted with mirror glass sliding doors; pendant light fitting; fitted carpet; radiator.

bedroom 3: 10'11x7'9 (3.32mx2.36m) The third bedroom is currently used as a study; window fitted with a roller blind to the rear; built in single wardrobe; pendant light fitting; fitted carpet; radiator. Note: The wall mounted TV will be removed.

outside: Well maintained established landscaped areas with residents parking with an allocated private parking space. There is a factoring arrangement in place in respect of the maintenance and repair of common parts of the building for which a regular charge is payable.



View this property here

<https://www.aspc.co.uk/search/property/330849/120-Fonthill-Avenue/Aberdeen/>

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