

**23a Riverside Drive,**  
Aberdeen, AB11 7DF

Price Over  
**£220,000**

 **3**  **1**  **3**   **106 m<sup>2</sup>** EPC **C** Council Tax Band **E**



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**Features**



Off street parking

## Description

Situated in a picturesque location overlooking the River Dee and offering a fantastic level of accommodation split over two floors, we are delighted to offer for sale this three bedrooomed **ground floor and lower ground floor maisonette apartment**. The property sits within a well maintained executive development which is minutes from the city centre with its good range of amenities and enjoys an allocated parking space within the residents' car park. This modern property comprises a welcoming entrance hall leading through to a bright lounge overlooking the front and a well equipped dining kitchen. To the rear there is a spacious double bedroom and a handy shower room. A stairway continues down to the lower floor where there is a superb master suite with adjoining shower room, good sized double bedroom and a centrally set bathroom. With its excellent location and ready to move into condition, this executive property will undoubtedly be of appeal to the discerning buyer and therefore early viewing is genuinely recommended.

Conveniently located within minutes walk of the city centre and its excellent range of amenities including regular public transport links across the city, Aberdeen's railway station and a wide range of restaurants and shops in the Union Square shopping centre. This property is also ideally placed for

those attending the Robert Gordon University's Garthdee campus and the Asda, Sainsbury's and B&Q Superstores at Garthdee as well as the Aberdeen University campus and Aberdeen College.

**Notes** Gas central heating. Double glazing. EPC=C. The subjects will be sold inclusive of all fitted floor coverings, light fittings, blinds and most curtains, excluding those in the lounge and master bedroom. The integrated appliances will also remain. Please note, a factor is in place for the upkeep and maintenance of the internal and external communal areas for which a fee is applicable. The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.



## Accommodation comprises

### (GROUND FLOOR)

**Communal Hall** The communal areas are protected by a security entry system and very well maintained as part of the factoring contract. A carpeted stairway leads to the upper floors.

**Entrance Hall** A natural wood door leads into this open and welcoming hallway with brightening neutral décor and practical laminate flooring. A cupboard houses the fuse box and provides storage with a further low level unit concealing the gas meter. Alarm control panel. Security entry handset. Smoke alarm.

**Lounge 19'0" x 11'4" [5.80m x 3.47m] approx.** With a large window providing lots of natural light and framing a superb view over the River Dee, this wonderfully generous room is naturally bright. The décor is in rich red tones with laminate flooring and the good proportions allows ample space for soft furnishings. TV point. Telephone point.

**Dining Kitchen 17'9" x 10'2" [5.42m x 3.11m] approx.** To the front is this spacious kitchen with large dining area. The kitchen is fitted with a good range of base and wall units with opaque glass fronted cabinets, edged with splashback tiling and topped with a contrasting roll top work surface incorporating a stainless steel sink with mixer tap and drainer. The integrated appliances include a gas hob with concealed extractor above, double oven, recently fitted fridge, freezer, dishwasher and washer/dryer. The boiler is also concealed here.

**Bedroom 3 15'8" x 8'2" [4.80m x 2.51m] approx. at widest** This good sized double room overlooks the rear of the development with two windows allowing natural light into the space. The décor is rich with laminate flooring and the double wardrobe with mirrored doors provide storage with ample floor space for furniture.

**Shower Room 5'7" x 5'4" [1.71m x 1.65m] approx.** Centrally set, this handy shower room has a w.c., wash hand basin with mirror above and shower enclosure with mains pressure unit. To complete the suite, there is tile effect laminate flooring, splashback tiling and a large cupboard with good storage. Shaver point. Extractor.

## **(LOWER FLOOR)**

**Lower Hall** A staircase with laminate flooring and wooden handrail curves down to the lower floor and the remaining accommodation. The décor is in neutral tones with wall lights and a large understair cupboard provides excellent storage.

**Master Bedroom 16'7" x 11'4" [5.07m x 3.47m] approx.** This generously proportioned master bedroom enjoys a view over the River Dee with French doors onto a small patio area. The décor is in elegant red tones with laminate flooring and decorative cornicing. Excellent built-in storage is provided by a double wardrobe with mirrored bi-folding doors and there is ample space for free standing furniture. TV point. Telephone point. **En Suite 7'1" x 7'0" [2.18m x 2.14m] approx. at widest** Centrally set, this en suite boasts a w.c., pedestal wash hand basin with wall mounted mirror above and shower enclosure with mains pressure unit and extensive tiling. Extractor. Shaver point.

**Bedroom 2 11'1" x 10'2" [3.39m x 3.12m] approx. at widest** This naturally bright double room is finished with laminate flooring. There is ample space for items of furniture alongside the large double wardrobe with mirrored doors.

**Bathroom 6'5" x 6'3" [1.97m x 1.92m] approx.** The main bathroom is centrally set and is fitted with a three piece suite which comprises a w.c., pedestal wash hand basin and bath. Finishing touches include extensive tiling and a wall mounted mirror. Recently installed extractor fan. Shaver point.

**Outside** To the rear of the development, there are landscaped areas and a large car park with an allocated parking space and ample visitors' bays. There is also an enclosed play area and bin stores which are all maintained by the factor.

### **View this property here**

<https://www.aspc.co.uk/search/property/337481/23a-Riverside-Drive/Aberdeen/>

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