

**20c Riverside Drive,**  
Aberdeen, AB11 7DG

Price Around  
**£134,000**

**Under offer**

 **2**  **1**  **1**   **63 m<sup>2</sup>** EPC **B** Council Tax Band **TBC**



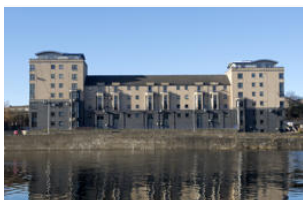
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**Features**  Off street parking

## Description

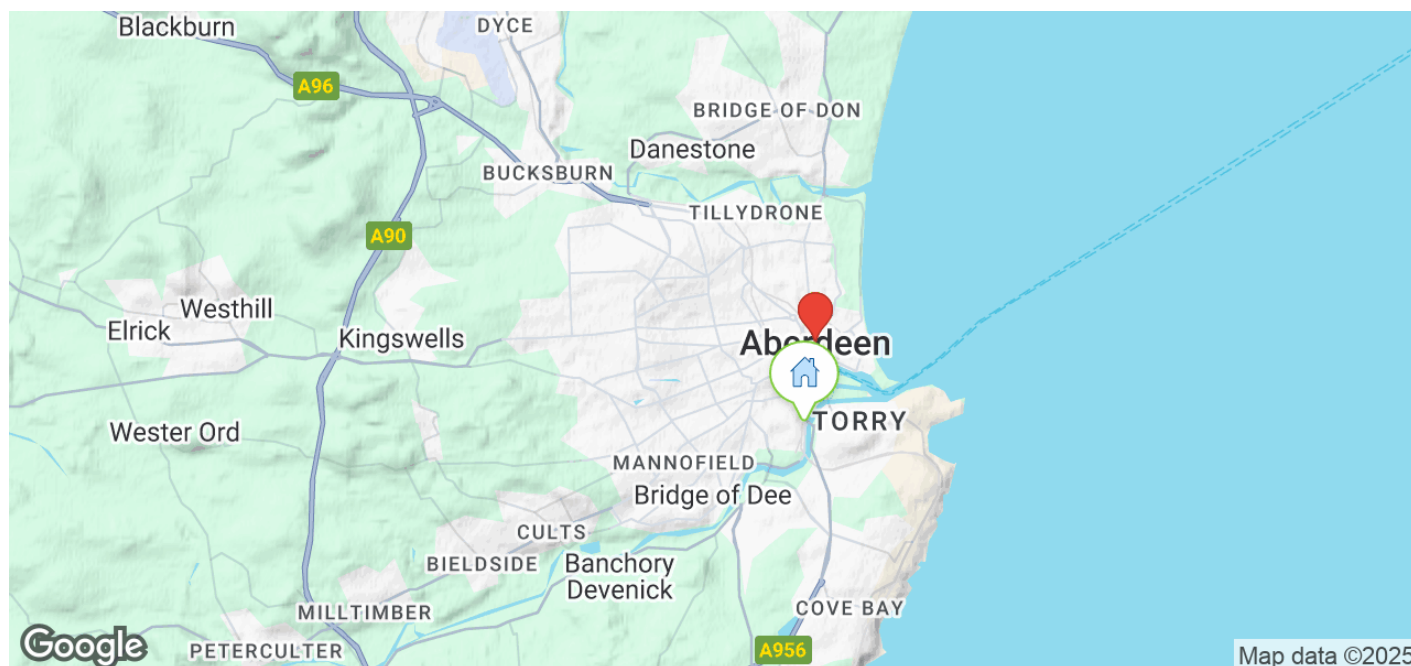
Forming part of the prestigious Riverside Development, this is a spacious, **Two Bedroom First Floor Executive Apartment**. The warm and light accommodation comprises an extensive lounge with large bay window affording uninterrupted views over the River Dee, a fully fitted well-proportioned dining kitchen with integrated appliances also with views over the river, two double bedrooms with built in mirrored wardrobes, bathroom with power shower over the bath and hall with two useful large storage cupboards.

There is full double glazing and gas central heating throughout, a secured entry system to the property and dedicated parking space with additional visitor parking pass.

The property will be sold inclusive of all floor coverings, curtain fittings & blinds, light fittings and integrated kitchen appliances.

The Riverside development is set in landscaped grounds stocked with shrubs and trees and includes a private residents' car park. A factoring agreement is in place which ensures that a high standard is maintained throughout the communal areas and landscaped grounds.

**Location** Riverside Drive is ideally situated to allow easy access to most parts of the City. It is 15 minute's walk to the city centre and railway station and 5 minute's walk to the beautiful Duthie Park set in 44 acres of land. The area is well served by public transport. Just across the river local facilities include rowing clubs, football pitches and David Lloyds Health Centre. The location also provides ease of access both North & South around the city and is convenient for roads South to Dundee, Perth, Edinburgh and Glasgow



## Accommodation comprises

Hall

Lounge

Dining kitchen

Two double bedrooms

Bathroom

### View this property here

<https://www.aspc.co.uk/search/property/338380/20c-Riverside-Drive/Aberdeen/>

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