

**97E Victoria Road,**  
Torry, Aberdeen, AB11 9LU

Price Around  
**£35,000**

**Under offer**

 1  1  1   **38 m<sup>2</sup>** EPC **E** Council Tax Band **A**



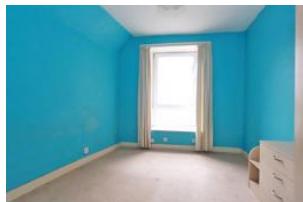
**Contact Solicitor**

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**Features**  Garden

**Description**

Situated only a short walk from the city centre and its superb range of amenities, as well as the bus and railway stations providing transport links across the city and beyond, we are delighted to offer for sale this **one bedroomed flat** occupying part of the top floor of a traditional granite tenement. Although in need of some upgrading the property offers an opportunity to create a comfortable apartment and comprises an entrance hall which leads through to the wonderfully bright lounge with kitchen on semi open plan, generous bedroom with ample space for furniture and a centrally set bathroom. Outside the property enjoys the shared use of a large fully enclosed garden and the communal areas are well maintained. This is an ideal investment opportunity and therefore early viewing should be sought to appreciate the convenient location and potential on offer.

Torry is a thriving community which is separated from the heart of Aberdeen by the River Dee. There is a choice of primary schools and secondary education. A wide range of shops are available locally and

there is an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport.

**Communal Hall** Entered via a security entry door the communal areas are neat and tidy with windows to the rear and ample lighting. A cupboard to the half landing is shared with the other upper flat.

**Entrance Hall** A natural wood door leads into the hallway which has warm peach tones and carpeting. The pre-pay electric meter and fuse box are located at ceiling level and a cupboard houses the hot water tank and provides storage. Security entry handset. Smoke alarm.

**Lounge** 14'4" x 10'7" [4.37m x 3.24m] approx. This wonderfully light room overlooks the front of the property and is naturally bright and airy. The décor is neutral with carpeting. TV point. Telephone point. Smoke alarm.

**Kitchen** 7'2" x 6'9" [2.20m x 2.06m] approx. On semi open plan to the lounge is the kitchen area which is fitted with base and wall units edged with splashback tiling and topped with roll top worksurface incorporating a stainless steel sink with mixer tap and drainer. The integrated appliances include an electric hob and oven with grill. The free standing fridge and washing machine will remain. Extractor. Heat detector.

**Bedroom** 10'6" x 9'4" [3.22m x 2.87m] approx. Enjoying a peaceful rear aspect is this double room with ample space for free standing furniture.

**Bathroom** 6'6" x 6'3" [1.99m x 1.93m] approx. Centrally set, the bathroom comprises a w.c, pedestal wash hand basin and bath with electric shower above. There is extensive tiling and a wall mounted mirror. Extractor.

**Outside** To the rear of the property there is a large, well maintained garden which is fully enclosed and screened by a high wall. It is mostly laid to lawn with rotary clothes dryers.

**Notes** Double glazing. EPC=E. The subjects will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds along with all integrated appliances and the free standing white goods.



## **View this property here**

<https://www.aspc.co.uk/search/property/340089/97E-Victoria-Road/Aberdeen/>

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