

89 Fonthill Avenue,
Aberdeen, AB11 6TG

Fixed Price
£159,000

Under offer

 **2**  **1**  **1**   **61 m²** EPC **C** Council Tax Band **D**



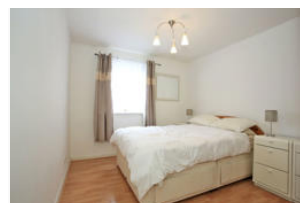
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Features

Description

Located in the ever popular area of Ferryhill, we are delighted to offer for sale this **first floor executive two bedroomed apartment** which makes up part of a modern, gated development completed by Barratt Homes. The property is finished in simple neutral décor and offers fantastic contemporary living in a most desirable area in the heart of the city. The accommodation comprises an open and welcoming hallway which continues through to an elegant lounge with stunning bay window which floods the space with light and there is a fully fitted dining kitchen. Completing the property are two generous double bedrooms both with built-in storage and a bathroom with electric shower over the bath. The flat also enjoys the luxury of an allocated parking space within the gated residents' car park and the well tended communal areas are kept in excellent order. This impressive property is undoubtedly in ready to move into condition with the very minimum of inconvenience and will no doubt be of appeal to a wide range of individuals and is an especially good option for buy to let investors, therefore early viewing is genuinely recommended.

The popular and established Ferryhill area of the city is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. A wealth of amenities, including reputable schools are close at hand and Duthie Park and the former Deeside railway line provide lovely walks. The subjects enjoy easy access to all north-east industrial estates

Communal Hall Entered via a security entry door, the communal hallways have ample lighting and are neat and tidy. A door provides access to the rear and a staircase continues to the upper floors. The communal areas are maintained under a factoring contract and a cupboard outside the property houses the electric meter.

Entrance Hall A natural wood door leads into this spacious hallway boasting fresh neutral décor and quality laminate flooring which continues throughout. A deep cupboard provides storage and houses the hot water tank and gas meter. Smoke alarm. Security entry handset.

Lounge 16'7" x 12'3" [5.08m x 3.74m] approx. With a large bay window overlooking the side of the development and flooding the room with light, this naturally bright and airy room is finished in neutral décor. The lounge is focussed around an electric fire with decorative surround and the good dimensions allow ample space for soft furnishings. T.V. point. Telephone point.

Dining Kitchen 11'8" x 9'9" [3.58m x 2.99m] approx. This fitted kitchen is very well proportioned with space for a dining table. It has an excellent range of base and wall units in light wood effect, edged with splashback tiling and topped with contrasting roll top work surface incorporating a stainless steel sink, mixer tap and drainer. The integrated appliances include a gas hob with extractor above, oven, fridge and freezer, the free standing washing machine will also remain.

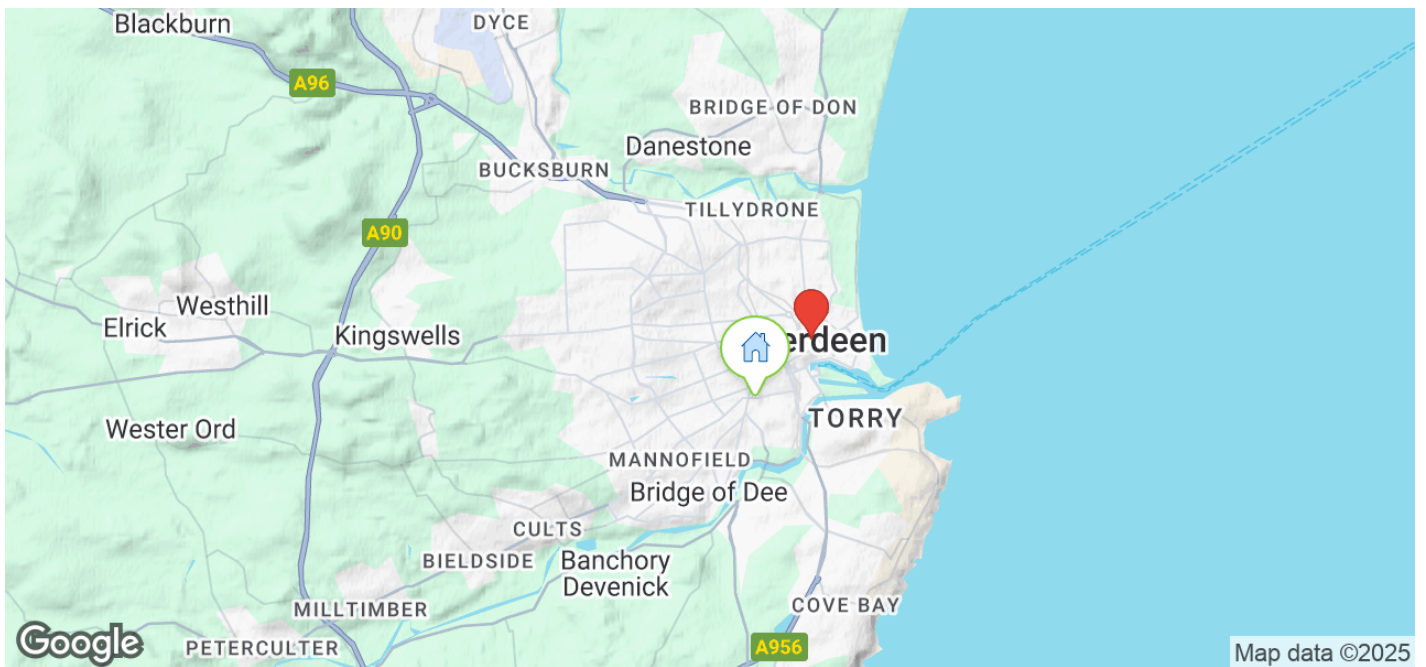
Bedroom 1 13'7" x 9'4" [4.15m x 2.85m] approx. at widestThis naturally bright and airy room is to the side and is of good proportions with enhancing fresh décor. Excellent built-in storage is provided by a double wardrobe with mirrored sliding doors and there is ample space for required free standing furniture. T.V. point.

Bedroom 2 11'8" x 9'4" [3.56m x 2.85m] approx. Enjoying a peaceful rear aspect overlooking the central courtyard, the second spacious double has a double wardrobe with sliding doors and space for furniture. The décor once again is in neutral tones. Telephone point.

Bathroom 6'2" x 5'10" [1.88m x 1.78m] approx. Centrally set, this good sized bathroom is fitted with a three piece white suite comprising a w.c., wash hand basin with storage underneath and a bath with electric Aqualisa shower above and glass screen. Completing the suite is display shelving, extensive splashback tiling to the walls and a wall mounted mirror. Shaver point. Extractor.

Outside The development is entered through an electronic gate under a feature archway. The property is located to the rear of the development which is set around an attractive large central courtyard with iron railings, areas of grass with trees and a central area with wooden benches and raised flower beds. Throughout the development there are well stocked shrubbery beds planted to provide colour throughout the seasons and to the rear of the development lies an exclusive parking space where there is also ample visitors parking.

Notes Gas central heating. Double glazing. EPC=C. 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 washing machine. Please note, all furniture will be included in the sale. 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.



View this property here

<https://www.aspc.co.uk/search/property/340563/89-Fonthill-Avenue/Aberdeen/>

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