

31 Derbeth Crescent,
Aberdeen, AB16 6LU

Fixed Price
£120,000

Under offer

 **1**  **1**  **1**   **47 m²** EPC **D** Council Tax Band **B**



Contact Seller

01224 682365

Features



Garden

Description

Enjoying a prime position within a popular area offering quick and easy access to the City Centre, we are delighted to present for sale this beautifully presented **one bedroom end terraced bungalow** which has been upgraded and modernised to provide a comfortable home compatible with the modern lifestyle. Enjoying the modern comforts of gas central heating and double glazing, the property features tasteful neutral décor, offers deceptively spacious accommodation throughout and would ideally suit first time buyers or for those looking to downsize.

- Spacious End Terraced Bungalow
- 1 Double Bedroom
- Immaculate Order Throughout
- Gas C.H & D.G
- Residents Car Park

The bright and airy accommodation comprises most welcoming entrance hallway with two large built in cupboards, elegantly proportioned lounge with modern décor and dual aspect windows, fully fitted kitchen, excellent sized double bedroom and luxurious bathroom which is fitted with a white three piece suite consisting of wc, wash hand basin set within a vanity unit and Jacuzzi bath. Further enhancing the accommodation is the centrally located boxroom which would make an ideal study. Externally, the property benefits from a shared courtyard, drying green and ample off street parking in the residents car park. The property is to be sold inclusive of all carpets, curtains and blinds.

Sheddocksley is located to the Northwest of the City with easy access to the Aberdeen Airport, Industrial estates at Dyce and Aberdeen Royal Infirmary. There are various shops nearby including the recently opened Tesco superstore and there is a regular bus service to the City Centre. The property is also convenient for the Kingswells and Westhill business parks.

ACCOMMODATION

HALLWAY: 10'10" x 8'1"

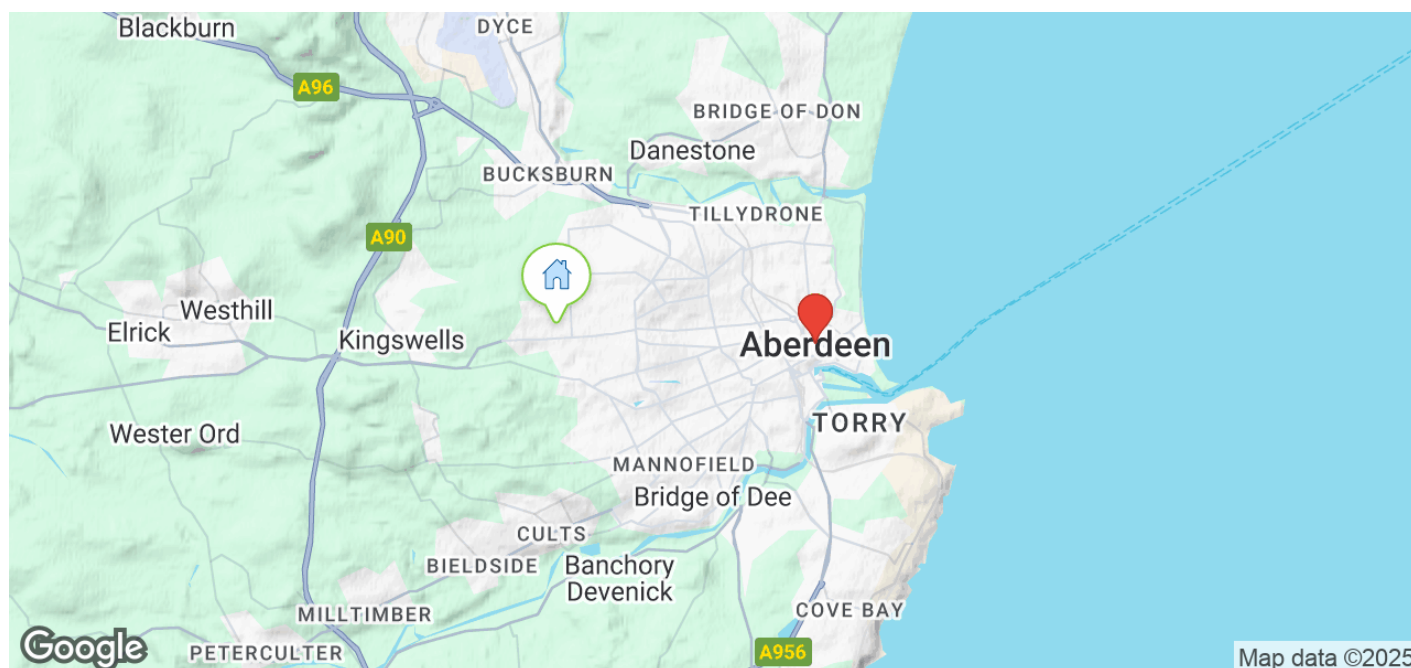
LOUNGE: 16'3" x 12'3"

KITCHEN: 10'8" x 6'3"

BEDROOM: 11'9" x 10'6"

BOXROOM: 5'3" x 4'1"

BATHROOM: 8'3" x 6'2"



View this property here

<https://www.aspc.co.uk/search/property/341358/31-Derbeth-Crescent/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or

omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. ©
Aberdeen Solicitors' Property Centre and Selling Solicitors.