

**12 Linksfield Road,**  
Aberdeen, AB24 5RU

Fixed Price  
**£70,000**

**Under offer**

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



**Contact Solicitor**

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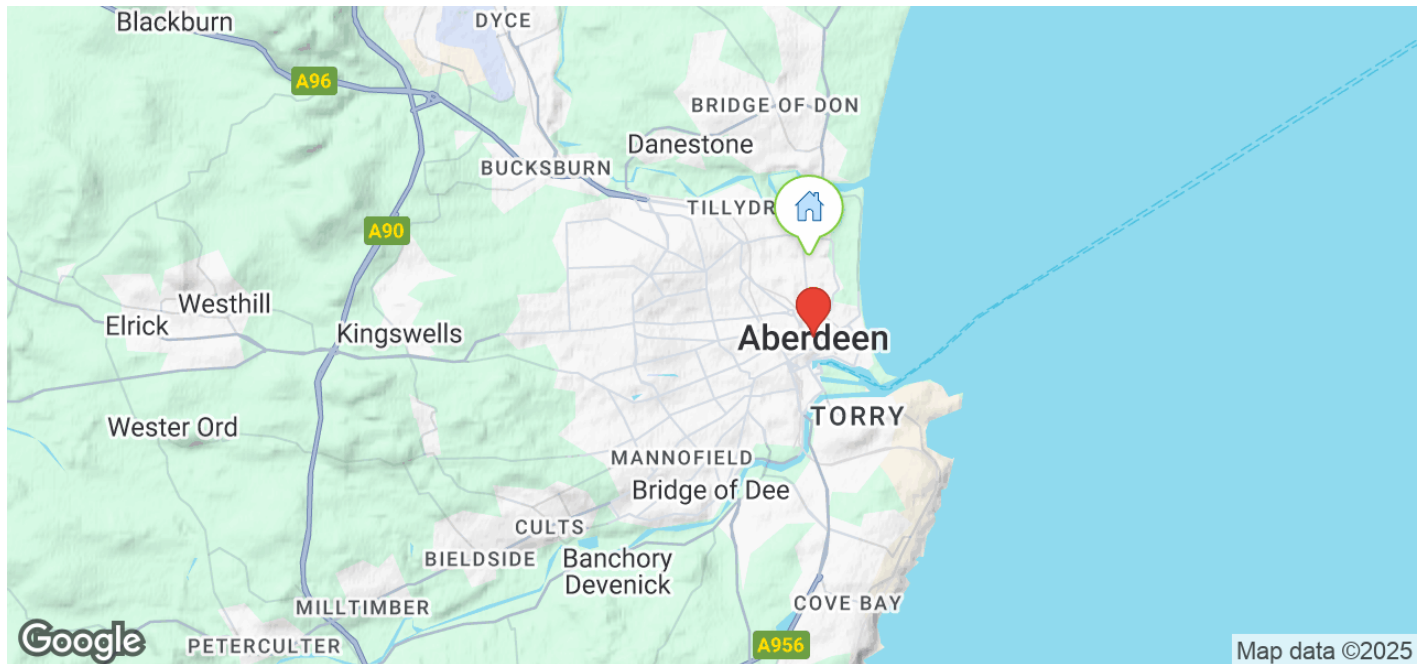
**Features**

**Description**

Within striking distance of Aberdeen University this **one bedroomed ground floor flat** forms part of a traditional granite building with the communal areas protected by a security entry system. Requiring a degree of modernisation the subjects currently benefit from uPVC double glazing and gas fired central heating with boiler installed in Spring 2017 and this has a 5 year guarantee. Internally the accommodation comprises of a hallway with built-in storage, a spacious lounge which could accommodate a dining table and chairs if required and a kitchen to the rear with a range of free standing appliances. The double bedroom enjoys excellent built-in storage and the centrally set bathroom with shower over bath completes the accommodation. Outside to the rear there is a communal garden within which lies a locking store for bikes and outdoor equipment. Viewing recommended.

Linksfield Road lies close to Aberdeen University which is only a few minutes walk from the property. The subjects are within striking distance of Aberdeen Sports Village and many local amenities are within walking distance with regular public transport to the city centre readily available. Aberdeen Beach Boulevard and coastal walks are also close by.

**Notes** Gas fired central heating with boiler installed in Spring 2017 and this has a 5 year guarantee. uPVC double glazing. EPC=D. Security entry system. The subjects are being sold as seen inclusive of all fitted floor coverings, curtains, blinds, light fittings, kitchen appliances, items of furniture and smaller household goods. 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

**Communal Hall** The communal hallways are protected by a security entry system and from the entrance hall a door gives access to the rear garden.

**Hall** Entered from a wooden door with Yale and Mortice locks the hall has a tall built-in cupboard and further high level cupboard providing storage. Wall mounted security entry telephone.

**Lounge** 15'4" x 12'11" [4.67m x 3.94m] approx. With a large window to the front affording natural light to the room, traditional features include a high ceiling with plaster cornice, deep skirting and two arched alcoves to either side of the chimney breast which has a wall mounted gas fire. There is ample space for soft furnishings and for a dining table and chairs as required. T.V. and telephone points.

**Kitchen** 8'4" x 4'6" [2.56m x 1.40m] approx. Fitted with a range of wall and base units incorporating wood style worktops with colourful splashback tiling and a sink with drainer and mixer tap. The free standing electric cooker, upright fridge/freezer and automatic washing machine will remain. Note: in working order but condition not guaranteed. A tall window enjoys a pleasant outlook to the rear and the room has vinyl flooring.

**Bedroom** 11'2" x 9'2" [3.42m x 2.82m] approx. into door recess This double bedroom has an excellent range of built-in bedroom furniture including wardrobes, shelving storage, glazed display sills and high level bridging cupboards. Decorated in blue tones, a tall deep silled window overlooks the rear garden. Telephone point.

**Bathroom** 6'10" x 4'11" [2.11m x 1.51m] approx. Centrally set and fitted with a coloured suite comprising of a pedestal wash hand basin, w.c. and bath. There is an electric shower over the bath with a chrome circular shower curtain rail and extensive tiling to the shower area. A deep built-in cupboard has slatted shelving suitable for towels and linen, the room has chrome fittings, a wall mirror and vinyl flooring. Air extractor.

**Outside** To the rear the communal gardens are fully enclosed and laid to grass. There is an exclusive locking storage cellar for outdoor equipment and a further stone cellar adjacent to the property housing the gas fired central heating boiler and this provides further storage and has light and power.

**View this property here**

<https://www.aspc.co.uk/search/property/342833/12-Linksfield-Road/Aberdeen/>

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