501 Clifton Road,

Aberdeen, AB24 4HH

Fixed Price

£65,000

Under offer

2 | 1 | 1 | 53 m² | EPC **E** | Council Tax Band **B**

Contact Seller

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Features Garden

Description

We are delighted to offer for sale this **self-contained, two bedroom upper flat,** which has undergone quite substantial internal refurbishment by the existing owners.

The property is set in a cul-de-sac on Clifton Road, making the location extremely quiet, and has lovely open views over the front of the property from the lounge and front bedroom. The property boasts electric panel heating, uPVC double glazing, and is decorated in neutral tones.

On street parking is available to the front of the property, and at the rear of the property there is a shared drying green and an exclusive area of garden ground housing the garden shed, which is included in the price.

The accommodation comprises an entrance hallway, lounge with large front facing window with lovely open views, a fully fitted kitchen, spacious master bedroom, further double bedroom

overlooking the rear of the property, and a fully fitted shower room.

Accommodation comprises

Hall: An external hardwood door leads into the hallway from the communal stairwell. Laminate flooring. Dimplex heater. One double power point.

Lounge: 4.72m x 3.35m (15'6" x 11') approx. This is a bright, spacious lounge with a lovely open outlook via the picture window. Decorated in neutral tones, the room has laminate flooring, a central light fitment, four double power points, TV aerial point, an EDSL point and the wall mounted radiator.

Kitchen: 3.04m x 2.05m (10' x 6'9") approx. Natural wood wall and base units with contrasting worktops and splashback tiling above. There is space for a cooker, automatic washing machine, fridge and fridge freezer. Four double and one single power point. Picture window with roller blind. Water heating boost control. Laminate flooring.

Shower room: Comprising a two piece white suite with close coupled WC, and wash hand basin, and the circular shower cubicle with Mira Event shower. There is aqua panelling in the shower cubicle to ceiling height. Vinyl floor covering. Central light fitment. Heated towel rail. The usual fitments will remain.

Bedroom one: 3.96m x 3.12m (13' x 10'3") approx. This room boasts a similar view to the lounge, has two double power points, central light fitment housing the electric circuit breaker, dimplex heater and laminate flooring. There is ample space for free standing furniture.

Bedroom two: 3.35m x 2.43m (11' x 8') approx. Overlooking the rear garden, this room has two double power points, a dimplex heater, laminate flooring and a central light fitment.

(Outside)

Unlimited off street parking in the cul-de-sac at the front of the property. There is an exclusive area of garden ground to the rear housing the garden shed, and a shared drying green.

View this property here

https://www.aspc.co.uk/search/property/346265/501-Clifton-Road/Aberdeen/

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