

## 6 Farquhar Brae, Aberdeen, AB11 8SS

Price Around  
**£55,000**

**Under offer**

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 48 m<sup>2</sup> 
 EPC **C** 
 Council Tax Band **A**



### Contact Solicitor

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### Features



Garden

## Description

Offering well proportioned accommodation within a convenient residential location, we are delighted to bring to the market this **one bedroomed self contained flat**. With a good range of amenities nearby including shops and public transport links across the city and beyond, this appealing property will undoubtedly attract the discerning buyer. Requiring upgrading, the flat comprises an entrance hall with excellent storage which leads down to the accommodation where there is a naturally bright lounge, fitted kitchen, double bedroom with excellent built-in storage and a bathroom. Outside, the flat has an exclusive area of garden to the front which is paved for ease of maintenance and there are communal green spaces around the building with a car park providing some parking. Early viewing should be sought to appreciate the potential this flat has to offer.

Torry is a thriving community which is separated from the heart of Aberdeen by the River Dee. 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.

**Notes** Gas central heating. Double glazing. EPC=C. The subjects will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds.



## Accommodation comprises

**Entrance Hall** A natural wood door leads into the hallway with carpeted staircase continuing down to the accommodation level. Excellent storage is provided by three deep cupboards, one of which also houses the boiler, a low level unit conceals the fuse box and electric meter. Smoke alarm.

**Lounge** 14'7" x 10'11" [4.45m x 3.33m] approx. This naturally bright and airy room is to the front of the property and is finished in neutral tones with a feature wall and warm carpeting. TV point. Smoke alarm.

**Kitchen** 10'2" x 7'8" [3.12m x 2.34m] approx. A high level window allows light into this fitted kitchen with base and wall units in light wood effect edged extensively with splashback tiling and topped with a contrasting roll top work surface incorporating a stainless steel sink, mixer tap and drainer. There is ample space for white goods.

**Bedroom** 10'10" x 8'11" [3.31m x 2.73m] approx. With neutral tones and a window to the front allowing natural light into the room, this well proportioned bedroom is bright and airy. A wall of built-in wardrobes with mirrored sliding doors provides excellent storage and there is ample space for required free standing furniture.

**Bathroom** 7'7" x 5'4" [2.33m x 1.65m] approx. An opaque window is to the rear and the bathroom comprises a three piece suite including a w.c., wash hand basin with storage unit under and bath with electric Triton shower above. Completing the suite is extensive tiling, wall mounted mirror and vinyl flooring.

**Outside** To the front, the property has an exclusive garden area which is fully enclosed and laid with paving making it easy to maintain. Rotary clothes dryer.

**View this property here**

<https://www.aspc.co.uk/search/property/346628/6-Farquhar-Brae-Aberdeen/>

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