

138 Oldcroft Place,
Aberdeen, AB16 5UD

Price Over
£105,000

 **2**  **1**  **1**  **69 m²** EPC **B** Council Tax Band **B**



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Features  Off street parking

Description

Situated only a short walking distance from Aberdeen Royal Infirmary and providing quick access to both Aberdeen University and the city centre, we are pleased to offer for sale this spacious and well presented **Two Bedroom Second Floor Flat** offering an excellent opportunity for a first time buyer or buy to let investor. The property boasts gas central heating, double glazing, a newly fitted kitchen and bathroom suite, with the added benefit of being tastefully decorated and having new flooring throughout.

With its convenient location and spacious, well presented accommodation, this is sure to be a popular property and early viewing is therefore highly recommended.

Accommodation: A welcoming hallway with a low level meter cupboard and a full size shelved storage cupboard; the generous size lounge diner has dual aspect windows looking out to the side and rear of the property and the room provides ample space for lounge and dining furniture; the newly fitted kitchen has an excellent range of cream wall and base units with black work surfaces, complimented by a black sink and tiled splash back, integrated gas hob and an electric oven below

with extractor hood over which is vented outside, fridge freezer, integrated washing machine and an under counter tumble dryer (all goods to remain). The central heating boiler is situated within one unit; the two double bedrooms are well proportioned with bedroom one having wall to wall built in wardrobes with mirror sliding doors; the bathroom has recently been fitted with a white suite comprising: bath with shower attachment, a shower cubicle, the WC with concealed cistern and the hand basin are set within a modern vanity unit. The extractor fan is also vented outside.

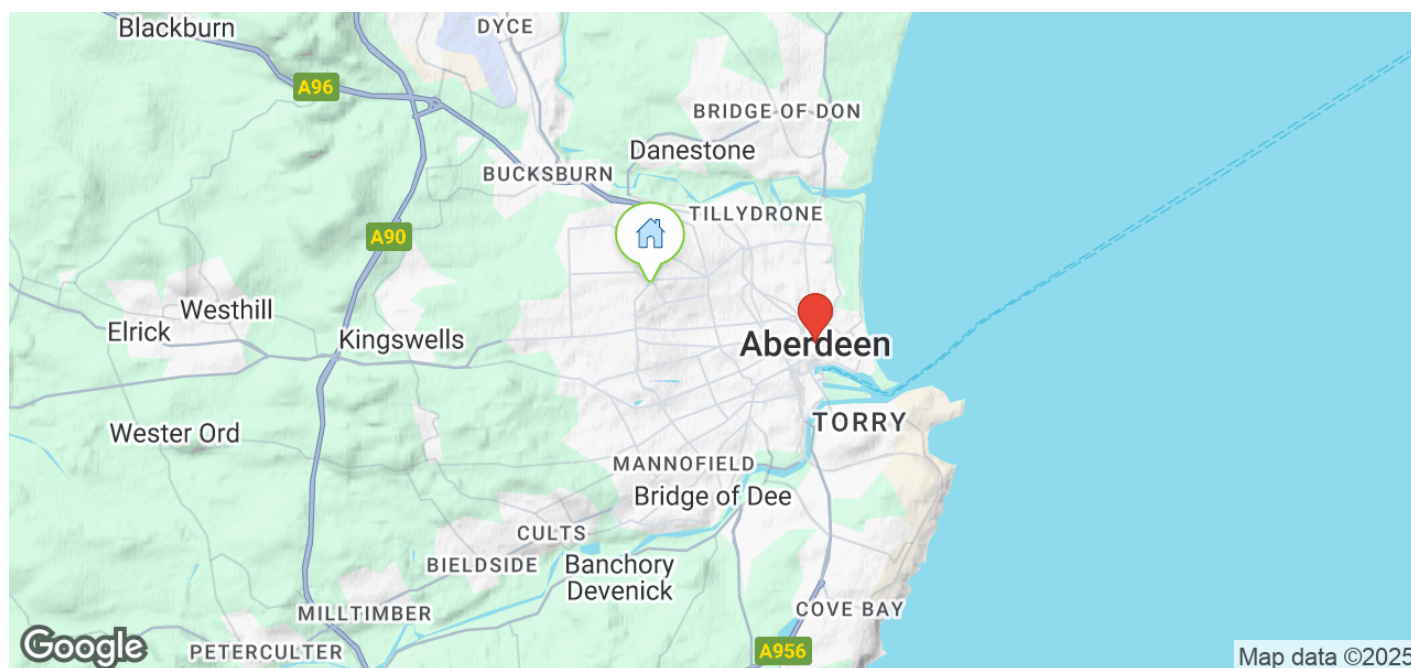
(Outside)

On the communal landing there is an exclusive shed providing additional storage and has power and light within. There is also access to the rubbish chute. The large Residents Car Park is located at the front of the property and is free.

Location There are local shops and the new Aldi store nearby to cater for your everyday needs and the property is ideally located for those working at Aberdeen Royal Infirmary as well as Aberdeen University and for those who travel to the city centre or the industrial estates, by car or via public transport.

Directions

Heading North along North Anderson Drive take the fourth exit at the roundabout on to Forresterhill Road - sign posted Hospital. Oldcroft Place is the third exit off the next roundabout and the property is located on the right hand side.



View this property here

<https://www.aspc.co.uk/search/property/351692/138-Oldcroft-Place/Aberdeen/>

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