

# 69 Links View, Aberdeen, AB24 5RG

Price Over  
**£125,000**

**Under offer**

 **2**  **1**  **1**   **64 m<sup>2</sup>** EPC **C** Council Tax Band **D**



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## Features

## Description

Situated within a secure and attractive modern courtyard development we are delighted to offer for sale this spacious **TWO BEDROOM SECOND FLOOR FLAT**. Presented for sale in good condition the property is decorated in fresh neutral colours throughout and boasts the modern comforts such as double glazed windows, electric storage heating and a security entrance system. The well proportioned accommodation comprises a spacious lounge, good sized dining kitchen, two double bedrooms, modern bathroom and offers good storage space throughout. Outside the property there is an exclusive parking space within the attractive landscaped grounds which are maintained by an appointed factor. All floor coverings and light fittings are to be included in the sale.

It would make an ideal buy to let opportunity or a ready to move into home, particularly as it is fully furnished and all moveables are included in the price, if desired.

**The accommodation comprises:** - Ground Floor: Hallway, Lounge, Dining Kitchen, Two Double Bedrooms & Bathroom Outside: Exclusive Parking Space, Visitors' Parking Space, Landscaped Grounds

Links View is a small modern development located off Linksfield Road within minutes walking distance to Aberdeen University, Aberdeen Sports Village and Aquatic Centre. The area is well served by local convenience stores and supermarkets. There are varied leisure and retail facilities at Aberdeen Beach and Queens Links which provide an excellent choice of shopping, dining, and recreational pursuits as well as lovely coastal walks. Public transport is available on nearby King Street with links to most other areas of the city and Bridge of Don.

**COMMUNAL HALLWAY:** A security entrance system provides access to the well-maintained and well-lit common hallway.

**HALLWAY:** A spacious and welcoming hallway from which all rooms lead. Integrated full length storage cupboard housing electricity meter and incorporating hanging rail and shelf. Airing cupboard offering additional storage space. Wall mounted security entry receiver. Attractive coving. Central light fitment. Electric storage heater. Laminate flooring.

**LOUNGE:** Bright and well presented main room with double window to front with fitted curtains and curtain pole. Presented in fresh, neutral décor. Attractive coving. Central light fitment. TV point. Electric storage heater. Laminate flooring. (4.71m x 3.57m)

**KITCHEN:** Spacious kitchen with ample room for dining fitted with a range of units at high and low level incorporating ample work surfaces. Window to front with roller blind. Splashback tiling. Stainless steel single drainer sink unit with mixer tap. Integrated four point Lamona electric hob with cooker hood above and Delonghi oven below. Central light fitment. Electric storage heater. Laminate flooring. (3.3m x 4.68m reducing to 3.89m)

**DOUBLE BEDROOM 1:** Well appointed double bedroom with double window to front with blinds. Mirror fronted sliding door integrated wardrobe providing ample hanging rail and shelf space. Central light fitment. Electric storage heater. Laminate flooring. (2.97m x 4.61m reducing to 3.45m)

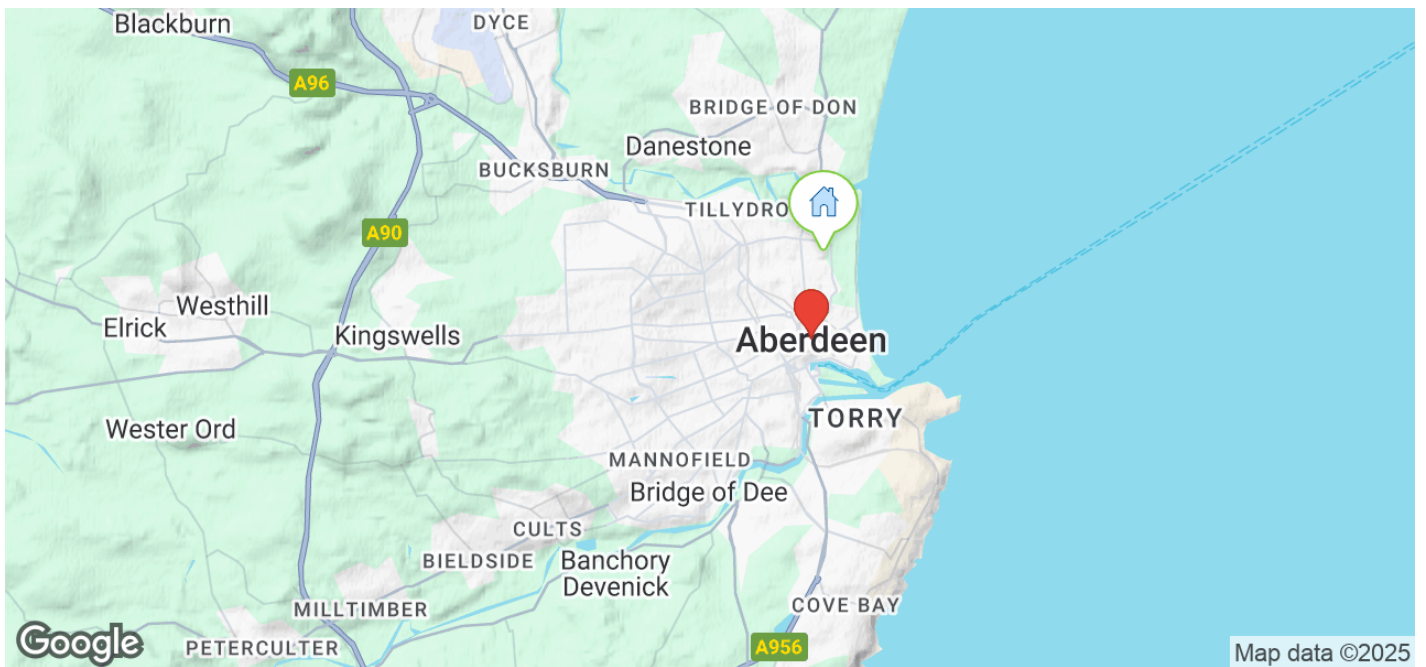
**DOUBLE BEDROOM 2:** Bright and airy double bedroom with window to rear with roller blind. Mirror fronted sliding door integrated wardrobe incorporating hanging rail and shelves. Central light fitment. Electric storage heater. Laminate flooring. (4.66m x 2.5m reducing to 1.9m)

**BATHROOM:** Three piece suite comprising wc, pedestal wash hand basin and bath with shower and shower screen above. Aqua paneling to bath area. Tiling to half height to three walls. Large wall mirror. Shaver point. Extractor fan. Toilet roll holder. Central light fitment. Electric storage heater. Vinyl flooring.

**OUTSIDE:** The communal grounds are well tended being maintained under a factoring contract. There are well stocked shrubbery beds providing good colour throughout the seasons. There is an exclusive parking space and ample visitors' parking. Dedicated refuse bin area.

**GENERAL FEATURES:** A ready to move into flat in excellent order throughout. Well worth viewing!

**COUNCIL TAX:** This property is currently assessed as being in Band D.



### View this property here

<https://www.aspc.co.uk/search/property/353091/69-Links-View/Aberdeen/>

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