

55 Urquhart Court, 105 Urquhart Road,
Aberdeen, AB24 5JP

Price Over
£134,995

 **2**
 **1**
 **1**

 **54 m²**
EPC **B**
Council Tax Band **D**



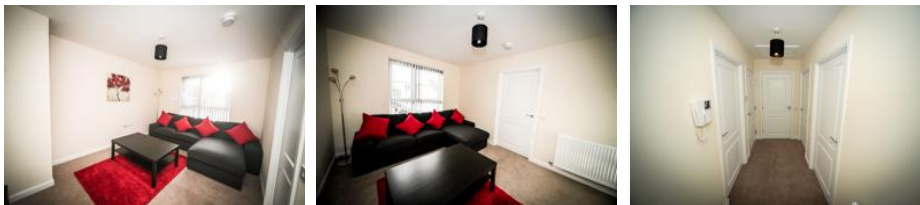
Contact Solicitor

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Features

Description

We have pleasure in offering for sale this stylish, modern, **two bedroom top floor apartment** which forms part of a new complex built by Barratt Homes. The flat is ideally located, close to the City centre and is a short commute to the many business parks both north and south of the City.

The interior has been finished to a high standard and has been decorated in neutral tones with coordinated flooring and blinds. The modern dining kitchen is fitted with an excellent range of wall and base units incorporating an integral dishwasher, oven and 4 ring gas hob. The shower room features a modern vanity unit and also an over sized walk in shower.

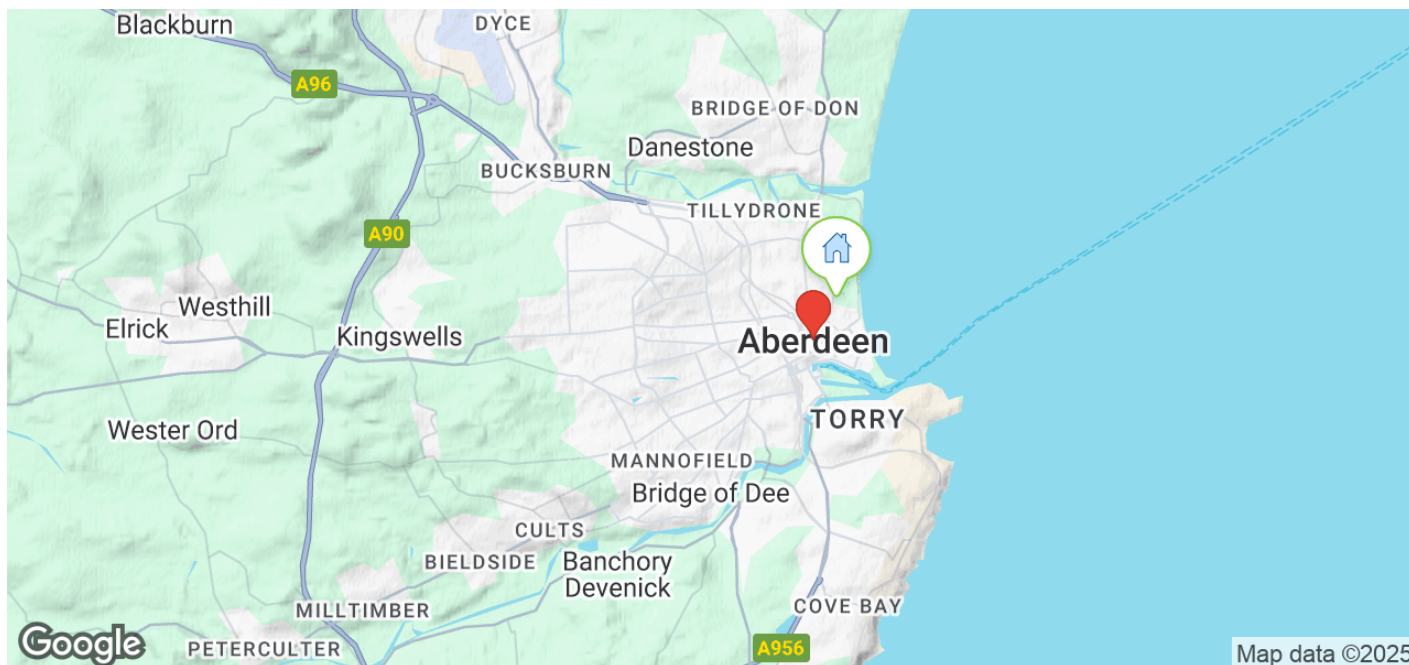
Heating is provided by a gas central heating system and all windows are double glazed. In addition, the building is protected by a Video entry system. There is an allocated parking space within the development in the secure car park and there are also visitors' parking spaces.

Location: The flat is located in an area well served by an excellent range of shops and is well situated for public transport. Union Street is within easy walking distance as are a wide range of pubs, clubs,

restaurants and leisure facilities in the City. The location is also extremely convenient for both Foresterhill and Cornhill and City Hospitals and for a wide range of offices around the City.

Directions

Urquhart Court is located at the beach boulevard end of Urquhart Road very close to the Double Tree Hilton. From the City's Union Street turn on to King Street and at the traffic lights turn right on to East North Street. At the next roundabout turn left on to Beach Boulevard, turn left on to Links Road, then left into Urquhart Road. Urquhart Court is a short way along on the right hand side of the road.



Accommodation comprises

Entrance: The communal hallways enjoy contemporary décor, are protected by a Video security entry system and security lighting. These areas are maintained under a factoring contract.

Hall: Entered via a hardwood exterior door, this spacious hallway gives access to all accommodation; pendant light fitting; wall mounted security entry screen/handset; access to the loft; fitted carpet; radiator.

Living room: 4.31m x 3.09m (14'2" x 10'2") approx. Tastefully presented living room with a large window to the front of the apartment; pendant light fitting; television point; fitted carpet; radiator; access to the dining kitchen.

Dining kitchen: 3.35m x 2.89m (11' x 9'6") approx. Well equipped dining kitchen fitted with a range of stylish black gloss base and wall mounted units linked by coordinated work surfaces and upstands; gas hob; splashback board; chimney style cooker hood; built-in oven; stainless steel sink and drainer with a mixer tap; glass splashback; integrated dishwasher; wall unit housing the central heating boiler; window to the front fitted with vertical blinds; under unit lighting; light fitting; vinyl flooring; radiator; ample room for dining table and chairs. Note: The washing machine and fridge/freezer will be included in the sale.

Bathroom: Most attractive bathroom fitted with a white three piece suite comprising: bath with overbath mixer shower and a glass shower screen; W.C; sink and pedestal; aqua panelling behind bath; ceiling light; shaver point; medicine cabinet; chrome fittings; vinyl flooring; radiator.

Bedroom 1: 3.25m x 2.94m (10'8" plus entrance x 9'8") approx. Lovely double bedroom with a pleasant rear aspect; built-in double wardrobe fitted with mirror glass sliding doors provides excellent hanging and storage space; pendant light fitting; fitted carpet; radiator.

bedroom 2: 3.58m x 2.48m (11'9 x 8'2) approx. Bright and airy double bedroom with a rear aspect; pendant light fitting; fitted carpet; radiator.

loft: The storage loft is accessed from the hall.

(Outside)

There is an allocated parking space within the development in the secure car park and there are also visitors' parking spaces. A factor is in place to look after the development.

View this property here

<https://www.aspc.co.uk/search/property/353359/55-Urquhart-Court--105-Urquhart-Road/Aberdeen/>

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