

**Flat G, 85 Eday Road,**  
Aberdeen, AB15 6LH

Price Over  
**£115,000**

**Under offer**

 **2**  **1**  **2**   **65 m<sup>2</sup>** EPC **C** Council Tax Band **D**



**Contact Solicitor**

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**Features**

**Description**

We are delighted to offer for sale this **Immaculate Two Double Bedroom Top Floor Flat** with parking space in a modern well maintained development. This property is in first class order with superbly presented neutral decoration and carpeting and offers spacious and private living accommodation with open aspects on 2 sides. The accommodation comprises; bright Hallway with two storage cupboards housing the fuse box, gas meter and hot water tank, mains wired smoke detector, loft hatch to partially floored loft space with light; good sized light and airy Lounge with dual aspect windows allowing ample natural light into the room; spotless Dining Kitchen accessed from the Lounge featuring wood effect panelled base and wall units, co-ordinating worktops and tiled splashbacks, fully equipped with Whirlpool oven, 4 burner gas hob with extractor fan above, Hotpoint fridge/freezer, Hotpoint washer/dryer and stainless steel sink with drainer, carbon monoxide alarm, ample space for dining; generously proportioned Master Bedroom with built-in wardrobe space featuring sliding mirrored doors and En-Suite Shower Room with two piece white suite, fully tiled around shower cubicle and storage cabinet under sink; further good sized Double Bedroom with built-

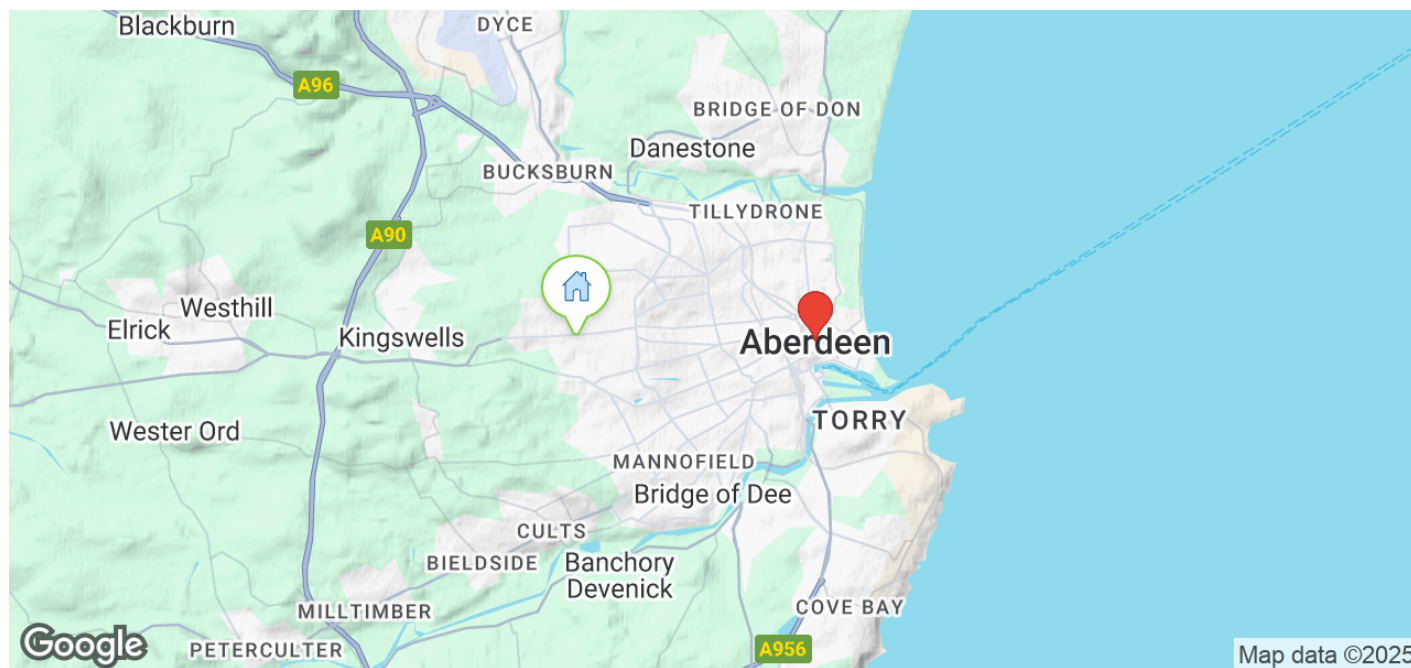
in wardrobe space featuring mirrored sliding doors; modern bright Bathroom with three piece white suite, tiling around bath area and storage cabinet under the sink. The well appointed accommodation features security entry system, UPVC double glazed windows and gas central heating system.

Viewing is highly recommended to appreciate this superb two bedroomed top floor flat in ready to move in order.

**Location** Eday Road is situated in the established residential area of Summerhill which is well served by a range of local amenities comprising retail outlets including Tesco Superstore and schools. It is well placed for Foresterhill and Woodend Hospital Complexes and also Hazlehead Park with its recreational and sporting facilities including Curling Rink. The property is well situated for Anderson Drive which is Aberdeen's main arterial route and there is also a regular public transport service to and from the City Centre. Kingswells and Westhill are within a short driving distance.

## Directions

From Aberdeen City Centre, travel North along North Anderson Drive and turn left at the Kingsgate roundabout. Take the third opening on the right onto Stronsay Drive. Take the second turn on the left onto Eday Road. Number 85 is situated on the left hand side a short distance along the road. Parking for the flat is situated at the rear of the block of flats.



## Accommodation comprises

Lounge: 4.13m x 3.82m (13'6" x 12'7") approx.

Kitchen: 3.24m x 2.93m (10'7" x 9'7") approx.

Master Bedroom: 3.9m x 3.16m (12'10" x 10'5") approx.

En-suite Shower Room: 1.8m x 1.39m (5'11" x 4'7") approx.

Bedroom (2): 3.56m x 2.98m (11'8" x 9'9") approx.

Bathroom: 2m x 1.98m (6'7" x 6'3" ) approx.

### **(Outside)**

To the rear of the block of flats is a large car park with one allocated parking space and ample visitor spaces available. Shared Bike Store.

### **(Other Information)**

All floor coverings, light fittings, curtains and blinds will remain. All appliances in the Kitchen will remain. The Lounge light fitting will be removed. The corner sofa in the Lounge will remain. Other furnishings may be available by separate agreement.

#### **View this property here**

<https://www.aspc.co.uk/search/property/353920/Flat-G--85-Eday-Road/Aberdeen/>

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