

17 Bank Street,
Ferryhill, Aberdeen, AB11 7TA

Price Around
£70,000

 1  1  1   29 m² EPC D Council Tax Band A



Contact Seller

07557 535975

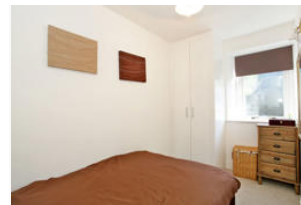
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Features



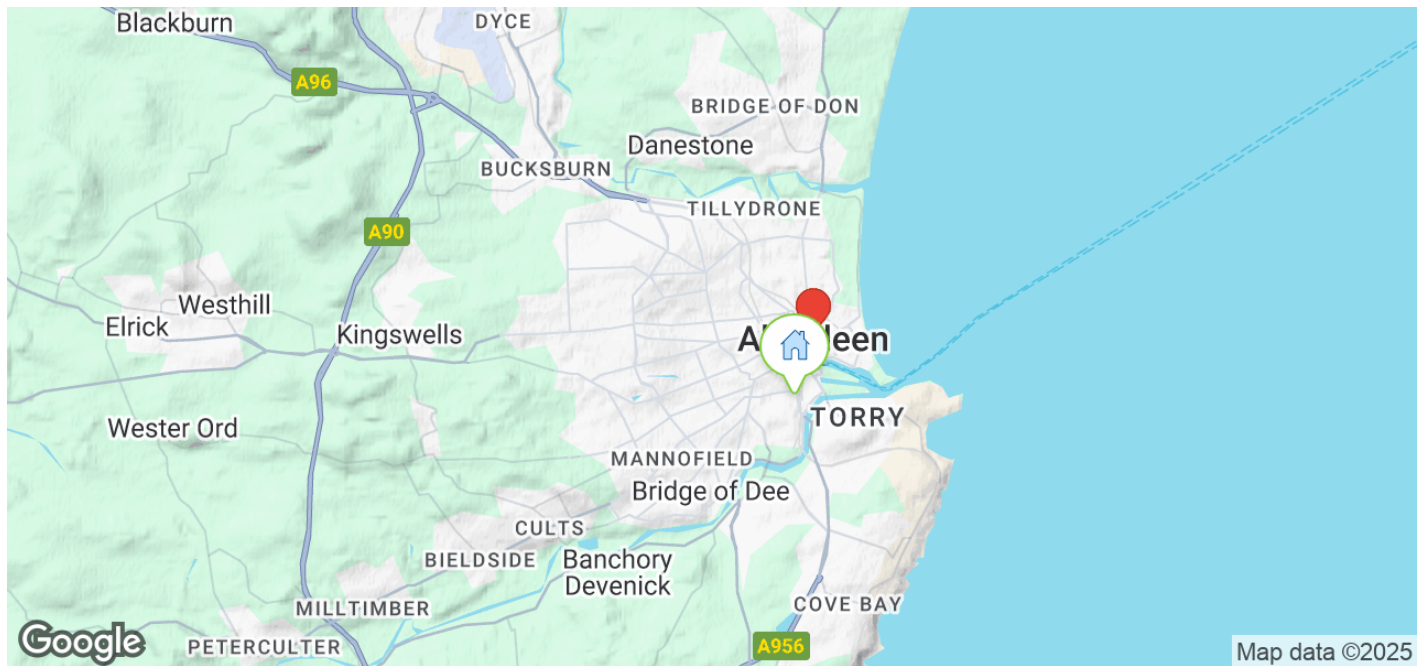
Garden

Description

Situated in the ever popular Ferryhill area of the city, within close proximity of an abundance of amenities including Union Square with its excellent range of shops and restaurants, access to the bus and train stations as well as delightful river walks and the famous Duthie Park, we are delighted to offer for sale this **studio flat** with one bedroom. The property is finished in fresh, neutral décor throughout and is accessed via a very well tended communal hallway which leads onto the entrance hall in turn providing access to the bright lounge with modern kitchen area. Overlooking the rear is the bedroom with built-in storage and a centrally set bathroom with three piece suite. The flat enjoys the shared use of a large rear garden which is fully enclosed, has drying facilities and an exclusive outhouse within a block. This will undoubtedly be an appealing property for buy to let investors or first time buyers therefore early viewing is genuinely recommended to appreciate all that it has to offer.

The popular and established Ferryhill area of the city is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. A wealth of amenities, including reputable schools are close at hand and Duthie Park and the former Deeside railway line provide lovely walks. The subjects enjoy easy access to all north-east industrial estates.

Notes Gas central heating. Double glazing. EPC=D. The subjects will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds along with all integrated appliances.



Accommodation comprises

Communal Hall Entered via a security entry door, the communal hallways are neat and tidy. Double glazed windows to the rear provides lots of natural light and there is additional electric lighting. Access to the rear garden.

Entrance Hall A timber door leads into the entrance hall which enjoys neutral décor and carpeting. Completing the space are coat hooks and a high level unit conceals the fuse box and gas meter. Security entry handset.

Lounge/Kitchen 12'11" x 12'3" [3.96m x 3.74m] approx. Overlooking the front, this well proportioned room is naturally bright and airy with complementing neutral décor with feature wall and modern laminate flooring. Two traditional style alcoves provide display shelving and cupboard space. The kitchen area stretches across the rear wall and has a good range of white gloss base and wall units with solid wood butchers block work surface incorporating a stainless steel bowl sink with mixer tap. The integrated appliances include a two ring electric hob with extractor above, oven, microwave, fridge/freezer and washing machine. A low level unit conceals the electric meter.

Bedroom 11'3" x 6'6" [3.45m x 1.99m] approx. Enjoying a peaceful rear aspect, the bedroom has a quiet situation and is finished in soft neutral tones with complementing carpeting. A full height single wardrobe provides storage and houses the boiler.

Bathroom 7'9" x 4'11" [2.37m x 1.52m] approx. Centrally set, the bathroom has a modern three piece white suite which comprises a w.c., wash hand basin with storage underneath and bath with electric shower above and glass screen. Finishing touches include extensive white gloss aqua panelling, slate tile effect vinyl flooring, chrome heated towel rail and mirrored medicine cabinet for storing smaller items. An extractor fan is fitted for adequate ventilation.

Outside The fully enclosed communal garden is mature with borders of established shrubs and flowering plants providing seasonal interest. Steps lead up to a large area of lawn with drying facilities and there is an exclusive outhouse pertaining to the flat.

View this property here

<https://www.aspc.co.uk/search/property/353931/17-Bank-Street/Aberdeen/>

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