

**20g Riverside Drive,**  
Aberdeen, AB11 7DG

Fixed Price  
**£127,000**

 2  1  1   62 m<sup>2</sup> EPC C Council Tax Band D



**Contact Solicitor**

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**Features**  Off street parking

**Description**

We are delighted to offer for sale this spacious **top floor apartment** which forms part of a popular development situated in a superb location overlooking the the River Dee,

The apartment boasts bright, generously proportioned accommodation presented in excellent condition comprising: shared entrance: hall with access to all rooms; living room; well equipped kitchen; 2 double bedrooms; bathroom with an overbath shower; Included in the sale are all fitted floor coverings, window blinds, curtains, light fittings and white goods in the kitchen. Heating is provided by a gas central heating system and all windows are double glazed. A formal factoring agreement is in place which ensures that a high standard is maintained throughout the communal areas and landscaped grounds

**Location** The apartments occupy a prominent location in Riverside Drive. Riverside Drive is a popular location within walking distance of the City centre accompanied by wonderful views of the River Dee. The property is ideally situated for the industrial estates at Altens and also for the Robert Gordon University at Garthdee. The City itself with its many amenities which include restaurants, bars and

cinemas are nearby with all parts of the City easily accessible by good road links and public transport available nearby. The famous Duthie Park is close by with popular cycle and walking routes nearby on the former Deeside railway track or along the side of the river situated in front of the property.

## Directions

From the west end of Union Street turn into Holburn Street; at the first roundabout take the second exit onto Great Southern Road, continue straight ahead at the next roundabout, passing the Duthie Park on your left; at the next roundabout turn left onto Riverside Drive. Continue for some distance and the development is located on the left hand side.



## Accommodation comprises

**entrance:** The entrance and staircase to the upper floors is accessed via a security entry system.

**hall:** The hallway gives access to all accommodation; built in storage cupboard; wall mounted door entry handset; pendant light fitting; fitted carpet; radiator.

**living room:** 5.08m x 3.78m (16'8" x 12'5") approx. Generously proportioned living room with a lovely front aspect over the River Dee; pendant light fitting (no shade); laminate flooring; access to the dining kitchen; TV point; telephone point; radiator.

**dining kitchen:** 4.14m x 2.72m (13'7" x 8'11") approx. Well equipped dining kitchen fitted with an excellent range of white base and wall mounted cabinets linked by coordinated work surfaces and ceramic wall tiles; sink and drainer with a mixer tap; built in oven; gas hob; cooker hood; integrated fridge/freezer; spotlight fitting; window to the front provides superb River Dee views; plumbed for an automatic washing machine; ceramic floor tiles; radiator; ample room for dining table and chairs.

**bathroom:** Attractive bathroom fitted with a three piece white suite comprising W.C with a concealed cistern, wash hand basin and bath with overhead shower fitting and screen door; wood effect laminate flooring; wall mirror; extractor fan; heated towel rail/radiator.

**bedroom 1:** 3.61m x 2.90m (11'10" x 9'6") approx. Bright double bedroom with a rear aspect; built-in double wardrobe with sliding mirror doors provides hanging and shelved storage; television point; telephone point; fitted carpet; pendant light fitting; radiator,

**bedroom 2:** 3.61m x 2.29m (11'10" x 7'6") approx. The second double bedroom also has a rear aspect; built-in double wardrobe with sliding mirror doors provides hanging and shelved storage; television point; telephone point; fitted carpet; central light fitting; radiator,

**(Outside)**

There are attractive landscaped gardens which are extremely well maintained. A formal factoring fee is levied against each property towards the general upkeep of all communal areas.

**View this property here**

<https://www.aspc.co.uk/search/property/354416/20g-Riverside-Drive/Aberdeen/>

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