

**60 Menzies Road,**  
Aberdeen, AB11 9BH

Price Over  
**£50,000**

**Under offer**

 1  1  1   31 m<sup>2</sup> EPC **E** Council Tax Band **A**



**Contact Seller**

Duncan Woods  
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**Contact Solicitor**

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**Features**



Garden



On street parking

## Description

An excellent opportunity to purchase a spacious and well presented **top floor one bedroom flat** which is within easy walking distance to the City Centre and is situated within a traditional granite building. Entry to the property is via a secure communal door giving access to the stairs.

**Location** Torry is a popular residential area to the South of Aberdeen City Centre. The area offers a wide range of local amenities including a good selection of shops and pubs as well as a local library. The area is well served by a regular bus service which affords ready access to most parts of the city and it is conveniently placed for the main roads to the North and South of the city. The railway station which is located within Union Square is also close by.

## Directions

From Union Street proceed onto Market Street, continue to the end of Market Street across the Victoria Bridge and take a right onto Menzies Road. Continue along towards the end of Menzies Road and number 60 is on the right hand side.



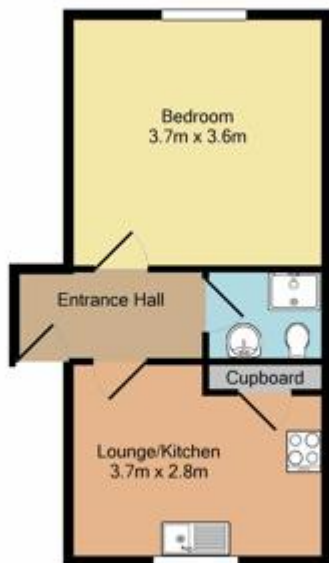
## Accommodation comprises

Entrance hallway which houses the high level electric meter and consumer box; The kitchen/lounge is a bright and spacious room featuring ample base and wall mounted units with gloss marble effect worktops, tiled splash-back and the stainless steel sink with a bay window providing excellent views; a free standing cooker, under counter fridge freezer, microwave and washing machine (are all included in the sale) in addition there is a large built in storage cupboard. The well proportioned and generous sized double bedroom overlooks the front of the property and has ample space for free standing bedroom furniture (all to remain as part of the sale); the shower room is fitted with a white suite and comprises of a shower cubicle with a mains shower, wash-hand basin and a WC.

### (Outside)

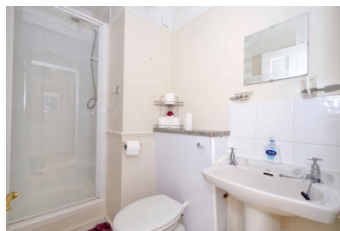
To the rear of the building is a substantial communal garden and a drying area. On street parking is available.

## Floorplan



Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Photo gallery



**View this property here**

<https://www.aspc.co.uk/search/property/356376/60-Menzies-Road/Aberdeen/>

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