

**211 Great Northern Road,**  
Aberdeen, AB24 2AB

Price Over  
**£95,000**

**Under offer**

 **3**
 **2**
 **1**

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



#### Contact Solicitor

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#### Features



Garden

## Description

Forming part of a traditional granite building, this generously proportioned **three bedroom self contained ground floor flat** offers a perfect opportunity for the first time buyer or buy-to-let investor. Boasting versatile accommodation with many original features, this property is served by gas central heating and double glazing throughout. Allowing easy access to the city centre, early viewing is highly recommended to fully appreciate the accommodation and location on offer. Please note there is a current HMO licence with the property providing an excellent buy to let investment.

The accommodation comprises; entrance vestibule leading to the welcoming hallway, bright and spacious lounge with picture bay window to the front and decorative fireplace. Double bedroom to the front and further bedroom to the rear, both offering ample space for freestanding furniture. The bright and airy sitting room is located to the rear and can double as bedroom 3 if desired. Fitted kitchen complete with wall and base units, access to the rear garden and further doorway leading to the

handy utility room. Completing the accommodation is the modern shower room fitted with vanity unit and aqua panelling. Outside, there is an exclusive area of lawn to the rear along with two outhouses. The garden to the front is also exclusive to this property.

- Self Contained Property
- Spacious Accommodation
- 3 Double Bedrooms
- Gas Central heating & Double Glazing
- Exclusive Garden

Great Northern Road is a mixed residential and commercial street that lies to the north of the city centre, within easy reach of shops, schools, municipal bus routes and the University Campus at Old Aberdeen. It is also within easy reach of the health campus at Foresterhill and many leisure facilities that the city has to offer.

**Lounge - 11'10 x 15'0 (into bay)**

**Bedroom 1- 8'0 x 12'1**

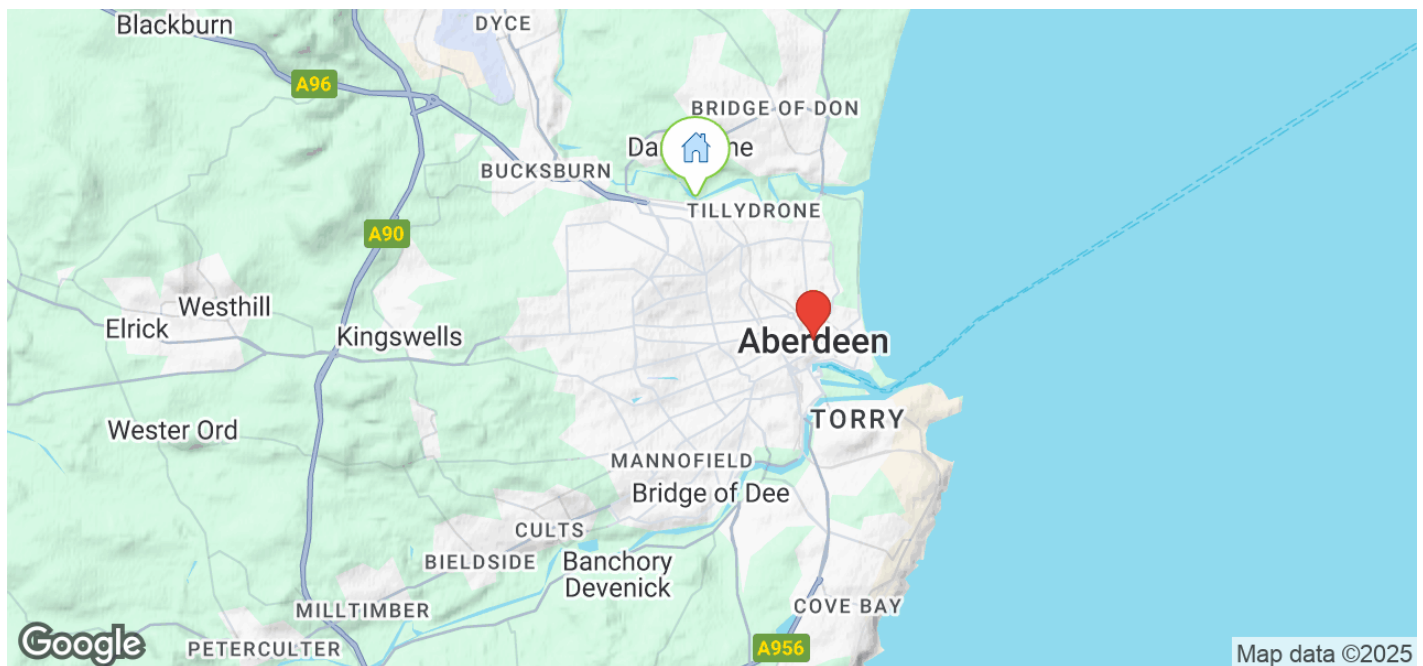
**Bedroom 2 - 7'4 x 12'5**

**Bedroom 3 - 12'0 x 9'8**

**Kitchen - 6'7 x 10'6**

**Utility - 8'11 x 6'7**

**Bathroom - 6'8 x 7'1**



**View this property here**

<https://www.aspc.co.uk/search/property/356403/211-Great-Northern-Road/Aberdeen/>

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