

84 Fonthill Road,
Aberdeen, AB11 6UL

Price Over
£150,000

Under offer

 **2**  **1**  **1**   **65 m²** EPC **D** Council Tax Band **D**



Contact Solicitor

Aberdeen Considine
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Aberdeen
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Features



Garden

Description

We are delighted to offer for sale this appealing **SELF CONTAINED TWO BEDROOM GROUND FLOOR APARTMENT**. Situated within an attractive granite building with clean and well maintained stonework, the property enjoys a desirable location in the sought after Ferryhill area of Aberdeen. Accessed by its own front door, the internal accommodation comprises of; welcoming vestibule, entrance hallway; well proportioned lounge with cast iron fireplace; a dining sized kitchen fully fitted with an extensive range of contemporary wall and base units and integrated oven and hob; two double sized bedrooms offering two storage cupboards in the largest of the two and finally, a centrally located bathroom equipped with white three piece suite and overhead electric shower. The property offers private access from the kitchen directly to the well maintained shared rear garden and from here there is access to two exclusive storage cellars as well as a further shared shed. Further benefits include gas central heating and double glazed windows and the property has also been rewired during the current occupier's ownership. This is a wonderful opportunity for the discerning buyer and ideal for those

looking to downsize to single level accommodation. Included within the sale will be all flooring, blinds, light fittings and refrigerator.

Lounge 5.13m x 3.28m (16'10" x 10'9")

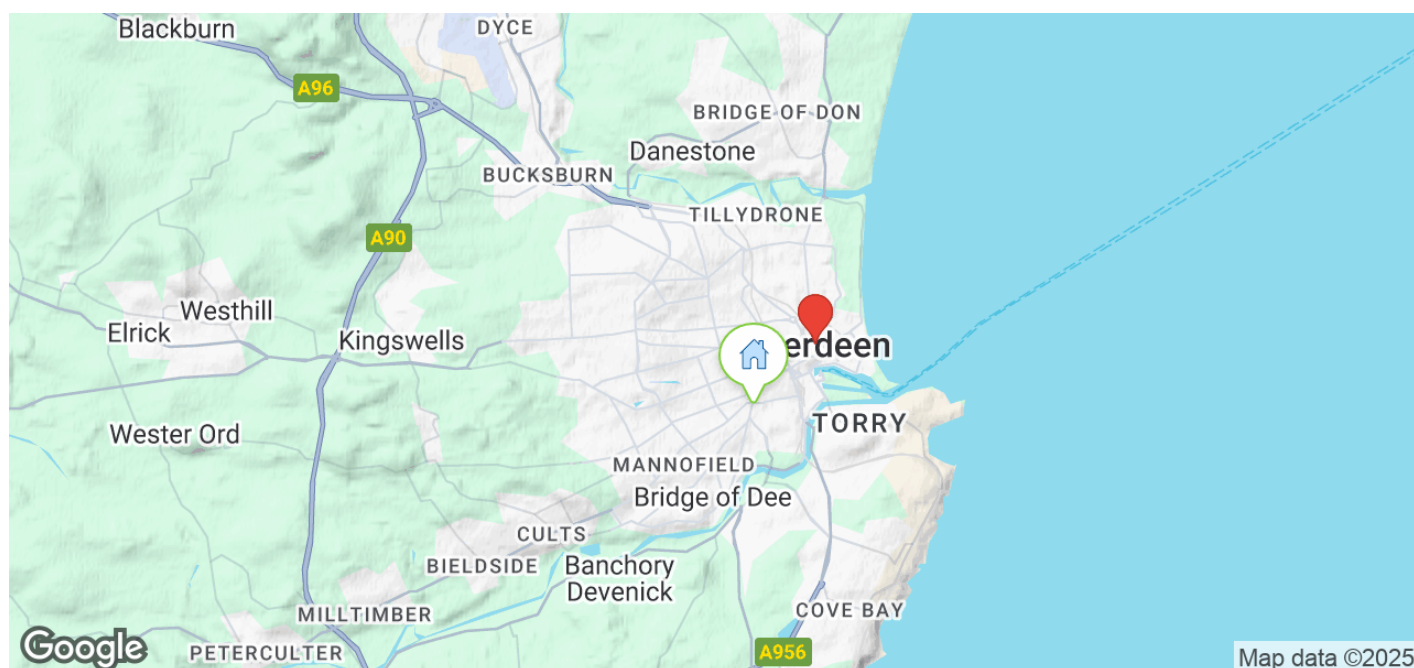
Kitchen 3.66m x 2.72m (12' x 8'11")

Bedroom 1 3.86m x 3.6m (12'8" x 11'10")

Bedroom 2 3.7m x 2.6m (12'2" x 8'6")

Bathroom 4.37m x 1.42m (14'4" x 4'8")

Travel along Union Street, proceed onto Holburn Street. Continue along Holburn Street until the first roundabout turn left onto Fonthill Road. The property is located some distance ahead on the left hand side as indicated by our 'For Sale' sign.



View this property here

<https://www.aspc.co.uk/search/property/356628/84-Fonthill-Road/Aberdeen/>

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