

70 Picardy Court,
Aberdeen, AB10 1UG

Fixed Price
£95,000

Under offer

 **2**  **1**  **1**   **52 m²** EPC **C** Council Tax Band **D**



Contact Solicitor

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Features  Off street parking

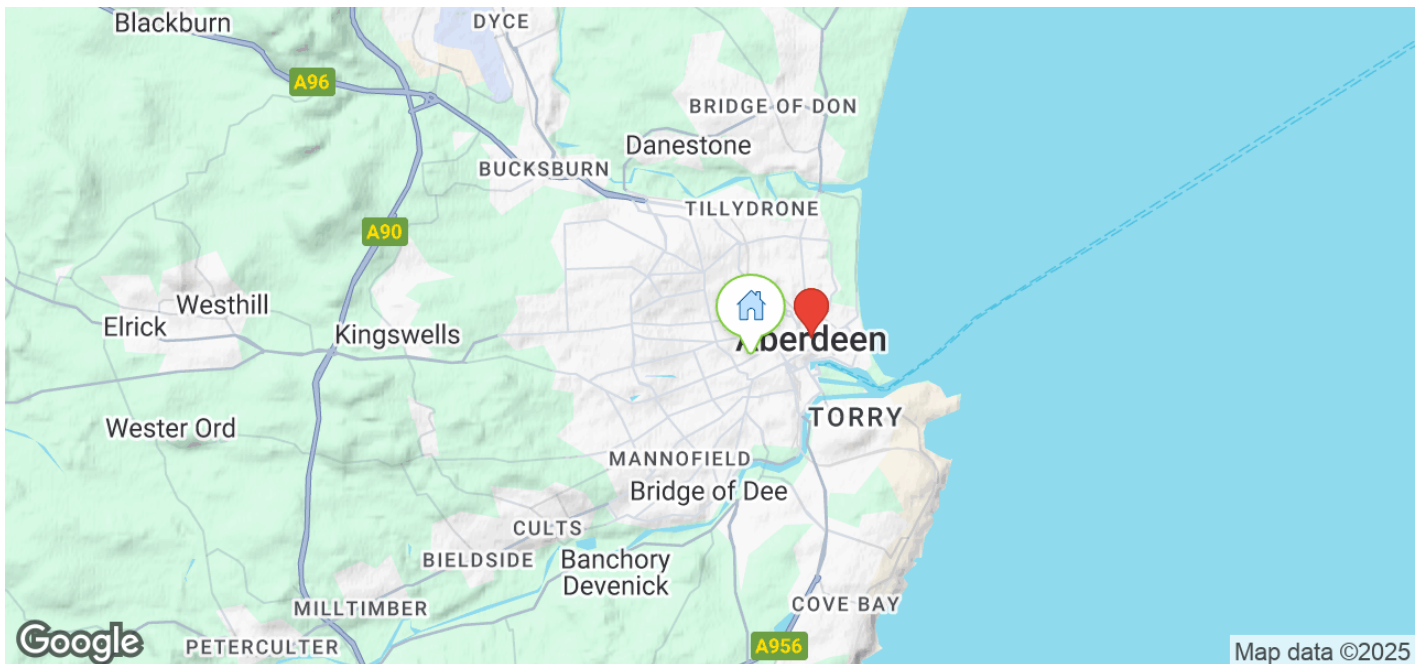
Description

Situated in a popular established residential development, this **two bedroom second floor flat** represents excellent value for money. The property is in good order and also enjoys the benefits of Electric Heating, Double Glazing, Security Entry, a fitted Kitchen within which the integrated and freestanding appliances are to be included. An upgraded Shower Room with white suite. The carpets and laminate floor finishes, curtains, blinds and light fitments are to be included in the price.

Location Picardy Court is situated on Rose Street just a short walk from Union Street and accordingly the property offers easy accessibility to most parts of the City by various arterial routes either by public or private transport. Given the property's location a wide range of shopping facilities are close to hand as are pubs, clubs, restaurants and leisure facilities. The location is also particularly well sited for Aberdeen's Universities.

Directions

From the west end of Union Street turn into Rose Street and Picardy Court is a short distance along on the left hand side.



Accommodation comprises

Hall: With Beech laminate flooring, coat rack, telephone for security door locking system, smoke alarm, airing/linen cupboard.

Lounge: 4.11m x 4.01m (13'6" x 13'2") approx. Nicely proportioned bright airy Lounge with pleasant outlook over landscaped central area and with ample space for dining if required, TV point.

Kitchen: 2.59m x 2.38m (8'6" x 7'10") approx. Kitchen with an extensive range of base and wall units with white doors with co-ordinating work surfaces with tiling above, integrated Four Ring Ceramic Hob with Double Oven below and concealed Extractor above, fittings for plumbing in automatic washing machine, space for tumble dryer below work surface, Beech laminate flooring. N.B. The Bosch Automatic Washing Machine, Tumble Dryer and Fridge/Freezer are all to be included in the price.

Bedroom: 3.73m x 2.76m (12'3" x 9'1") approx. Double Bedroom to rear with double fitted wardrobe with shelf, hanging space and sliding mirror doors.

Bedroom: 3.73m x 2.33m (12'3" x 7'8") approx. Double Bedroom to rear with double fitted wardrobe with shelf, hanging space and two sliding mirror doors.

Shower room: Tiled Shower Room with white w.c., w.h.b., and matching shower tray set into a shower area with fitted Mira electric shower with glazed shower door and screen, heated towel rail, Beech laminate flooring, triple spotlight, stainless steel medicine cabinet with mirror doors.

(Other Information)

The carpets and laminate floor finishes, curtains, blinds and light fittings are all to be included in the price. The furniture and beds can also be included in the sale.

(Outside)

Allocated parking space.

Photo gallery



View this property here

<https://www.aspc.co.uk/search/property/357982/70-Picardy-Court/Aberdeen/>

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