

**48 Gillespie Crescent,**  
Aberdeen, AB25 3AT

Price Over  
**£105,000**

 **2**  **1**  **1**   **71 m<sup>2</sup>** EPC **D** Council Tax Band **B**



**Contact Solicitor**

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**Features**

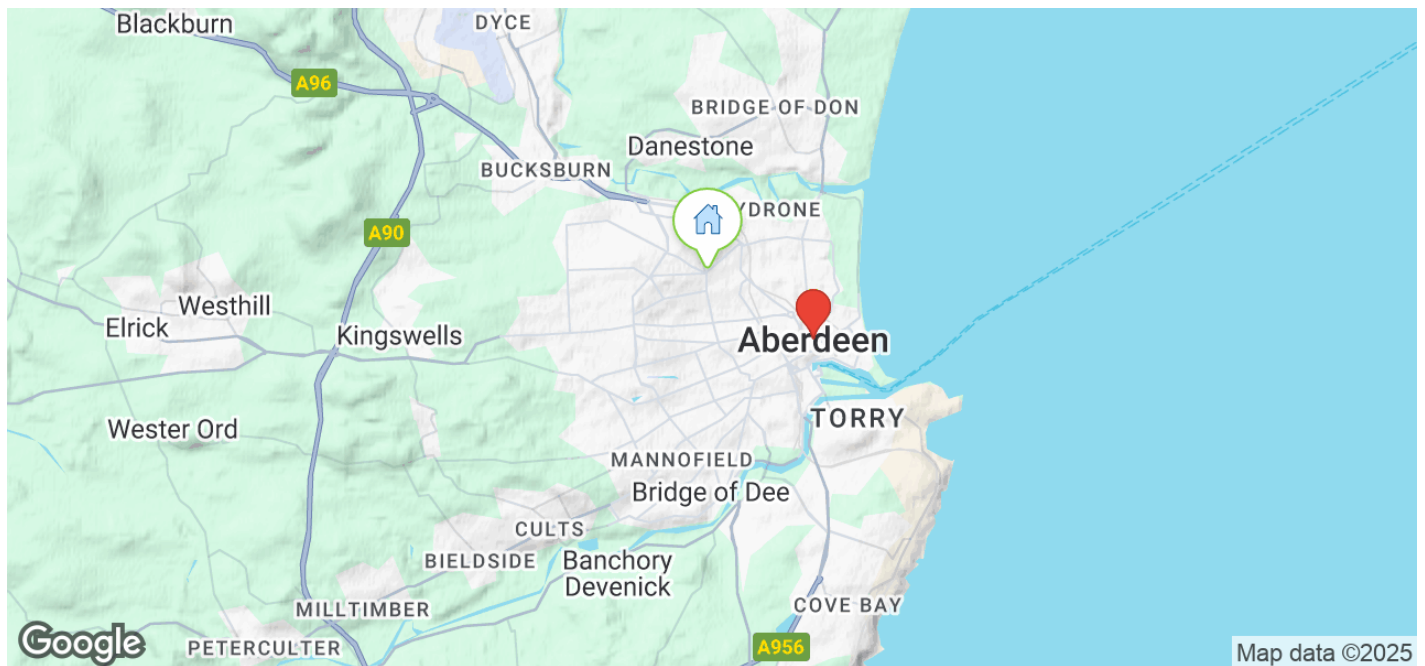
**Description**

Situated within a well maintained building to which entry is gained by a security door locking system, this **Top Floor Flat** is of fresh decorative appearance, offers generously proportioned accommodation and represents excellent value for money for the first time buyer, student purchaser or letting investor. The carpets, laminate and other floor finishes, curtains, blinds, light fittings and integrated and free standing white goods are all to be included in the price. Below Home Report Valuation.

**Location** Gillespie Crescent is situated in the popular Ashgrove area which is well served by local shops and by a Sainsbury's Superstore at nearby Berryden, and by public transport facilities with most parts of Aberdeen City being readily accessible by a variety of arterial routes. The location is particular convenient for Foresterhill Hospital and offers easy access to Aberdeen City centre and is also convenient for the Airport and oil related offices at Bridge of Don and Dyce.

**Directions**

From the west end of Union Street continue onto Alford Place and turn right into Rubislaw Place, follow the road left onto Albert Street continuing through the traffic lights at Craigie Loanings and onto Argyll Place. Continue through the next traffic lights onto Westburn Drive and at the next set of traffic lights turn right onto Ashgrove Road. Take the first left onto Carnie Drive, then first left onto Gillespie Crescent.



## Accommodation comprises

**Hall:** With beech laminate flooring, meter cupboard, triple spotlight, glazed panel door to Lounge.

**Lounge/Dining Room:** 4.82m x 3.6m (15'10" x 11'10") approx. On open plan with pleasant outlook to amenity area, curtain pole, TV point, laminate flooring, triple spotlight with a focal point being the coal effect gas fire, ample space for dining.

**Kitchen:** 2.84m x 2.76m (9'4" x 9'1") at longest and widest, approx. Well equipped Kitchen with base and wall units with beech doors and trim with co-ordinating work surfaces with tiling above, stainless steel sink unit with mixer tap, integrated Four Ring Ceramic Hob with Electric Oven below and Extractor above, two wall units with glazed door suitable for display purposes, space for Fridge/Freezer which is to remain, integrated Wine Rack, beech laminate flooring.

**Utility Room:** 2.74m x 1.6m (9' x 5'3") approx. Utility Room with base units and ample worktop space, stainless steel sink unit with mixer tap, fittings for plumbing an Automatic Washing Machine, clothes pulley, downlighters. N.B. The Automatic Washing Machine is to remain.

**Bedroom:** 3.73m x 2.99m (12'3" x 9'10") approx. Double Bedroom with wall to wall wardrobe with shelves, hanging space and four sliding doors, curtain pole.

**Bedroom:** 3.65m x 3.04m (12' x 10') approx. Double Bedroom with double fitted wardrobe with shelf and hanging space and sliding doors, curtain pole.

**Bathroom:** With white suite, tiled splashbacks, shower attachment on taps, shower rail and curtain, laminate flooring and with a feature of this room being the area of glass blocks on one wall.

### (Other Information)

The laminate, carpet and other floor finishes, curtains, blinds and light fittings are all to be included in the price.

**(Outside)**

Exclusive store on landing. Usual mutualities.

**View this property here**

<https://www.aspc.co.uk/search/property/358319/48-Gillespie-Crescent/Aberdeen/>

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