

# 15 Summerfield Terrace, Aberdeen, AB24 5JB

Price Over  
**£119,000**

 2  1  1   57 m<sup>2</sup> EPC D Council Tax Band A



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## Features



Garden

## Description

This well presented **two double bedroom flat** with gas central heating and double glazing is offered for sale. Located just off King Street, within walking distance of the city centre, Aberdeen University, the beach front, and numerous amenities this tastefully decorated property is suitable for a professional couple or buy to let

With UPV Double glazing and gas central heating throughout, accommodation includes a hallway, ample lounge, substantial kitchen overlooking the attractive garden, 2 double bedrooms, and bathroom with electric shower.

Viewing is highly recommended

**Location** The property is within easy walking distance of the city centre and its associated amenities. Aberdeen Beach is on the doorstep with a wide range of leisure activities including a swimming pool, ice rink and cinema. Coastal walks can be enjoyed along the beach or the nearby nature reserve. Regular public transport to various parts of the city is readily available nearby.

**Accommodation comprises:** Hall, Lounge, Two bedrooms, Bathroom with shower.



## Accommodation comprises

**Hall:** Bright and airy hall, smoke alarm, electric meter cupboard. Access to loft storage space.

**Lounge:** 3.70m x 3.65m (12' 2" x 12'0") approx. Well-proportioned lounge with outlook to the front of the property via attractive arched window. Feature fireplace with surround and electric fire. Three point light fitting. TV point. Gas central heating radiator.

**Kitchen:** 3.93m x 2.28m (12'11" x 7'6") approx. Well-equipped with full range of units at eye and base level finished in light wood with contrasting stone effect worktops. Built-in stainless steel electric oven, gas hob and stainless steel extractor chimney. Plumbed for washing machine. Washing machine and fridge freezer included. One and a half stainless steel sink with mixer tap. Tiled splash back. Phone point. Flooring (slate tile finish). Gas central heating timer switch. 2 x 3 point light fittings.

**Bedroom 1:** 3.35m x 2.99m (11'0" x 9'10") approx. Well-proportioned bedroom with outlook to the rear of the property. 4 light fitting. Built in wardrobes and cupboards provide extensive hanging and storage space. Phone point. Gas central heating radiator.

**Bedroom 2:** 3.04m x 2.99m (10'0" x 9'10") approx. Further bedroom with outlook to the front of the property. Gas central heating radiator.

**Bathroom:** Three piece white suite. Mira spark electric shower. Extractor fan. Gas central heating radiator.

### (Outside)

Shared storage cupboard on half landing. Well-maintained, shared garden to rear. Public parking area available at rear as well as on-street parking, subject to obtaining residents permit from Aberdeen City Council.

### (Other Information)

All white goods (fridge freezer and washing machine) are included together with existing furniture items currently within the flat.

**View this property here**

<https://www.aspc.co.uk/search/property/358665/15-Summerfield-Terrace/Aberdeen/>

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