

115 Stoneywood Road,
Stoneywood, Aberdeen, AB21 9HZ

Price Over
£95,000

Under offer

 **2**  **1**  **1**   **57 m²** EPC **C** Council Tax Band **D**



Contact Solicitor

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Features

Description

This most attractive **SELF CONTAINED GROUND FLOOR TWO BEDROOM FLAT** forms part of a modern yet established development. In immaculate condition the property represents an ideal opportunity for a first time purchase, those looking to downsize or buy to let investment.

The property comprises Entrance Hallway with shelved storage cupboard, Hallway, bright and spacious Lounge, Dining Kitchen, two Double Bedrooms and Bathroom.

Location The development enjoys a quiet tree lined location off the main thoroughfare of Stoneywood Road and is well served by local shops and public transport facilities. A range of pubs, restaurants and leisure facilities are all within relatively easy walking distance. Most parts of Aberdeen City being readily accessible by some of the arterial routes and it is particularly convenient for Aberdeen Airport, Dyce Train Station and the Dyce Industrial Estate.

Directions

Travelling north along Great Northern Road, continue onto Auchmill Road to the roundabout and take the last exit following the signpost to Dyce. Turn left into Greenburn Road then sharp right before the bridge onto Stoneywood Road and continue along for approximately 200 yards. No 115 is on the left hand side.



Accommodation comprises

Vestibule: A solid hardwood door gives access to the vestibule with large storage cupboard housing the fuse box. Laminate floor with matwell.

Hallway: Spacious hallway with a large, walk-in shelved cupboard providing excellent storage facilities and housing the gas meter and fitted with electric socket. Further low level cupboard housing the electric meter. Laminate flooring.

Lounge: 4.74m x 2.97m (15'7 x 9'9) approx. A glazed Georgian door leads to this bright and spacious lounge with two windows overlooking the quiet road at the front of the property. Laminate flooring.

Dining Kitchen: 2.74m x 2.64m (9'0 x 8'8) approx. An attractive kitchen with window to the front fitted with cream base and eye level units with oak effect worktops housing a 1.5 bowl sink with mixer tap and drainer. Splashback tiling between units. Gas hob with concealed illuminated extractor fan and built-in electric oven. Plumbed for automatic washing machine. Space for fridge. Wall mounted central heating boiler. Extractor fan. Laminate flooring. Space for table and chairs. NB White goods are included in the price.

Double Bedroom 1: 3.37m x 2.94m (11'1 x 9'8) approx. A good sized room with window to the rear. Built-in double wardrobe with hanging rail and shelf and folding mirror door and additional built-in cupboard. Laminate flooring.

Double Bedroom 2: 2.79m x 2.66m (9'2 x 8'9) approx. Another well proportioned bedroom overlooking the rear of the property with built-in wardrobe with hanging rail and shelf and folding mirror door.

Bathroom: Fitted with “Champagne” 3-piece suite with mains shower over the bath and glazed screen. Extensive tiling around bath and shower area. Light with shaver point. Extractor fan. Laminate flooring.

(Outside)

The property sits in an extremely attractive development of executive apartments with the convenience of a private parking space and further parking for visitors. The mature landscaped gardens are maintained in terms of a formal factoring arrangement. Shared enclosed bin store. Outside light.

(Other Information)

All carpets, curtains, blinds and light fittings are included and the furniture is available by way of separate negotiation.

View this property here

<https://www.aspc.co.uk/search/property/358746/115-Stoneywood-Road/Aberdeen/>

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