

# 17 Hutcheon Low Place, Aberdeen, AB21 9WL

Price Around  
**£82,000**

**Under offer**

 1  1  1   41 m<sup>2</sup> EPC **D** Council Tax Band **B**



## Contact Seller

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## Contact Solicitor

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## Features



Garden

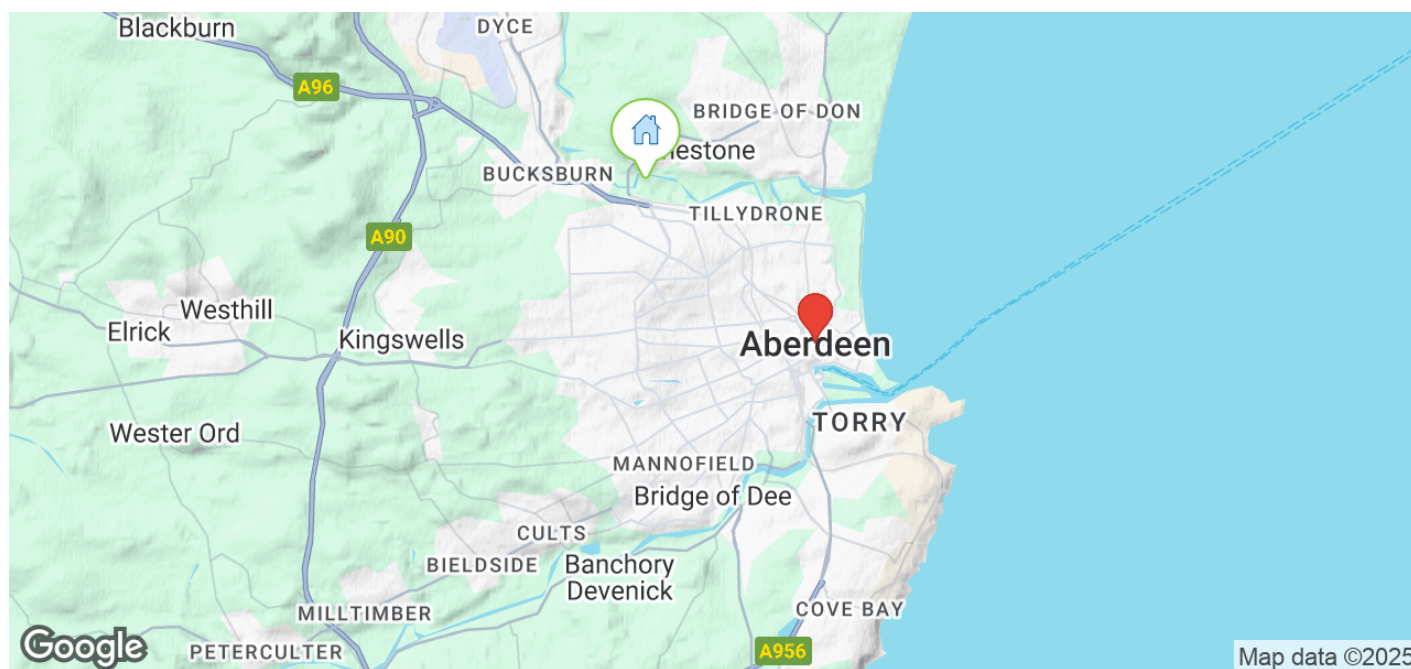
## Description

We are delighted to offer for sale, situated on the ground floor of a well presented four flatted property, this spacious one bedroom flat. Laminate flooring features in the vestibule and continues through to the hall which gives access to all accommodation. The lounge/dining room enjoys a peaceful location to the rear of the property, it is an L-shaped room and has twin windows allowing the room to enjoy the very best of natural light. The kitchen is completed in a modern style with an excellent range of base and wall units, contrasting work surfaces, stainless steel sink and drainer with mixer tap and tiled splashbacking. To remain are the stainless steel effect washing machine, upright fridge/freezer and electric cooker. The room is completed with tasteful decor and is finished with laminate wooden flooring. The bedroom to the property is of a generous size and provides excellent storage space in a deep built-in wardrobe which has sliding mirror doors. To complete is the bathroom which has a modern three piece white suite with tiled area around bath, electric shower over with shower rail and curtain, wash hand basin set into small unit and WC, with the room completed with tiled flooring.

**Location** Hutcheon Low Place is located to the north of Aberdeen city and is a quiet well established residential development. Close by is a Tesco superstore with an Asda situated at the Bridge of Don. Both areas have excellent local amenities and schooling. It enjoys easy access to Danestone and Bridge of Don where many of the office and industrial complexes are situated. It also affords access across to Dyce and Aberdeen Airport. It is a short drive from the city centre, there are also excellent public transport facilities and delightful walks close by along the River Don.

## Directions

Travelling from the main Aberdeen ring road proceed north to the Haudagain roundabout, continue straight across the Haudagain roundabout onto Mugiemoor Road. Follow the road along and Hutcheon Low Place is situated on the right hand side.



## Accommodation comprises

Vestibule:

Hall:

Lounge/Dining Room: 4.78m x 4.37m (15'8" x 14'4") approx.

Kitchen: 2.79m x 1.5m (9'2" x 4'11") approx.

Bedroom: 3.61m x 2.46m (11'10" x 8'1") approx.

Bathroom: 1.88m x 1.35m (6'2" x 4'5") approx.

### (Outside)

It is set within well maintained communal garden grounds which are laid to grass and maintained under a factor contract. There are mature trees and shrubs which provide good colour throughout the year and there is excellent residents' parking.

### (Other Information)

The property is serviced by electric panel heating and hardwood double glazing.

To be included in the sale price are all fitted floorcoverings, curtains, light fitments and kitchen white goods.

**View this property here**

<https://www.aspc.co.uk/search/property/359683/17-Hutcheon-Low-Place/Aberdeen/>

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