

**Flat G, 58 Walker Road,**  
Aberdeen, AB11 8BN

Price Around  
**£75,000**

 1  1  1   47 m<sup>2</sup> EPC **D** Council Tax Band **A**



**Contact Seller**

079233 62886

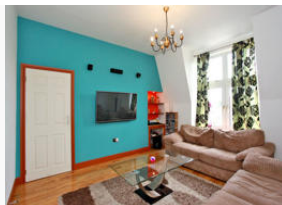
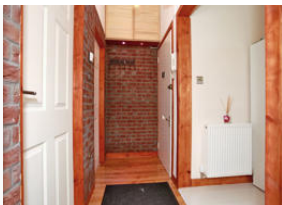
**Contact Solicitor**

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**Features**



Garden



On street parking

**Description**

Located on the top floor of a traditional granite building in a popular and convenient location close to the City Centre, this exceptionally spacious **One Bedroom Flat** has been completely renovated and upgraded throughout and represents excellent value for money. The property enjoys the comforts of Gas Central Heating and Double Glazing and will be sold inclusive of all fitted floor coverings, curtains, blinds, light fitments and Kitchen white goods affording the purchaser to move in with the minimum of inconvenience. The accommodation comprises of a bright airy Lounge, beautifully appointed fitted Kitchen with open plan Dining Area enjoying stunning City views to the rear, Double Bedroom and upgraded Bathroom with white suite and fitted shower. There are ample on street Parking facilities to the front and to the rear there is an enclosed Garden shared between all residents.

**Location** Torry is a popular area which is well served by local shops and public transport facilities and one which offers easy access to Aberdeen City Centre by a variety of arterial routes. The location is also extremely convenient for the oil related offices at Altens on the south side of the City and the Duthie Park with its many attractions including the Winter Gardens is within relatively easy walking distance.

## Directions

From the east end of Union Street, exit onto Market Street, continue straight ahead at the traffic lights and cross over Victoria Bridge into Torry. After the second set of traffic lights, turn first right into Walker Road.



## Accommodation comprises

**Entrance hallway:** A hardwood door opens to the Entrance Hallway, which leads to all accommodation. Overhead electricity meter and fuse box, security entry handset, mood lighting, laminate wood flooring, coat hooks.

**Lounge:** 4.44m x 3.68m (14'7" x 12'1") approx. The attractively presented Lounge enjoys an aspect to the front and features a built in shelved storage cupboard and further low level recess. Light fitment, curtains, TV point, wired for Sky+. Wall mounted television and speakers to be removed.

**Dining Kitchen:** 3.96m x 3.63m (13' x 11'11") approx. Enjoying beautiful open City views to the rear, the excellent sized Kitchen is fitted with a range of modern quality base and wall mounted units incorporating work surfaces with splashback tiling behind and stainless steel sink unit inset, the units further incorporate a built in Oven, Induction Hob with Extractor Hood above and the free standing Fridge Freezer and Washing Machine will be included in the sale. Attractive under-unit lighting, smoke alarm, ceramic floor tiling.

The Dining Area features laminate wood flooring and has the advantage of a built in storage cupboard. Light fitment, laminate wood flooring.

**Double Bedroom:** 3.93m x 2.41m (12'11" x 7'11") approx. Excellent sized Double Bedroom to the front. Light fitment, curtains, laminate wood flooring. Wall mounted television to be removed.

**Bathroom:** 2.69m x 1.2m (8'10" x 4'1") approx. Centrally located, the upgraded Bathroom is fitted with a modern white suite comprising corner Jacuzzi bath with shower over, w.c. and wash hand basin set into vanity furniture. Mood lighting, downlighters, extractor fan, heated towel rail, ceramic floor tiling, shaver point, wall mirror.

**Loft:** The property has the use of a Shared Loft where the boiler for the property is located.

**(Outside)**

The large enclosed Garden to the rear is mainly laid to lawn and shared between all residents.

On street Parking to the front.

**(Other Information)**

All fitted floor coverings, curtains, blinds, light fittings and kitchen white goods are to be included in the sale.

**View this property here**

<https://www.aspc.co.uk/search/property/359725/Flat-G--58-Walker-Road/Aberdeen/>

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