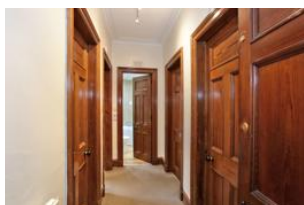


**85 Fonthill Road,**  
Aberdeen, AB11 6UP

Price Over  
**£169,000**

**Under offer**

 **2**  **1**  **1**   **65 m<sup>2</sup>** EPC **D** Council Tax Band **D**



#### Contact Solicitor

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#### Features

### Description

We are delighted to offer for sale this **first floor two bedroomed flat** situated on a desirable street in the Ferryhill area, within easy walking distance of the city centre, the Duthie Park and the excellent local shopping facilities on nearby Holburn Street. Regular public bus services are available on Holburn Street and the Robert Gordon University is a short drive away. There is double glazing and gas central heating with radiators in each room. Neutral carpets and all blinds will remain. Viewing is highly recommended.

**Hall (3.07m x 1.2m approx.)** Spacious entrance hall giving access to all rooms. Natural pitch pine doors. Wall mounted electricity meter.

**Lounge (5.2m x 4.06m approx.)** Elegant room with large bay window to the front and additional fireplace with wooden mantelpiece. Wood effect venetian blinds. Radiator.

**Bedroom 1 (3.8m x 3.06m approx.)** Double bedroom with large window to the rear. Radiator. Venetian blind.

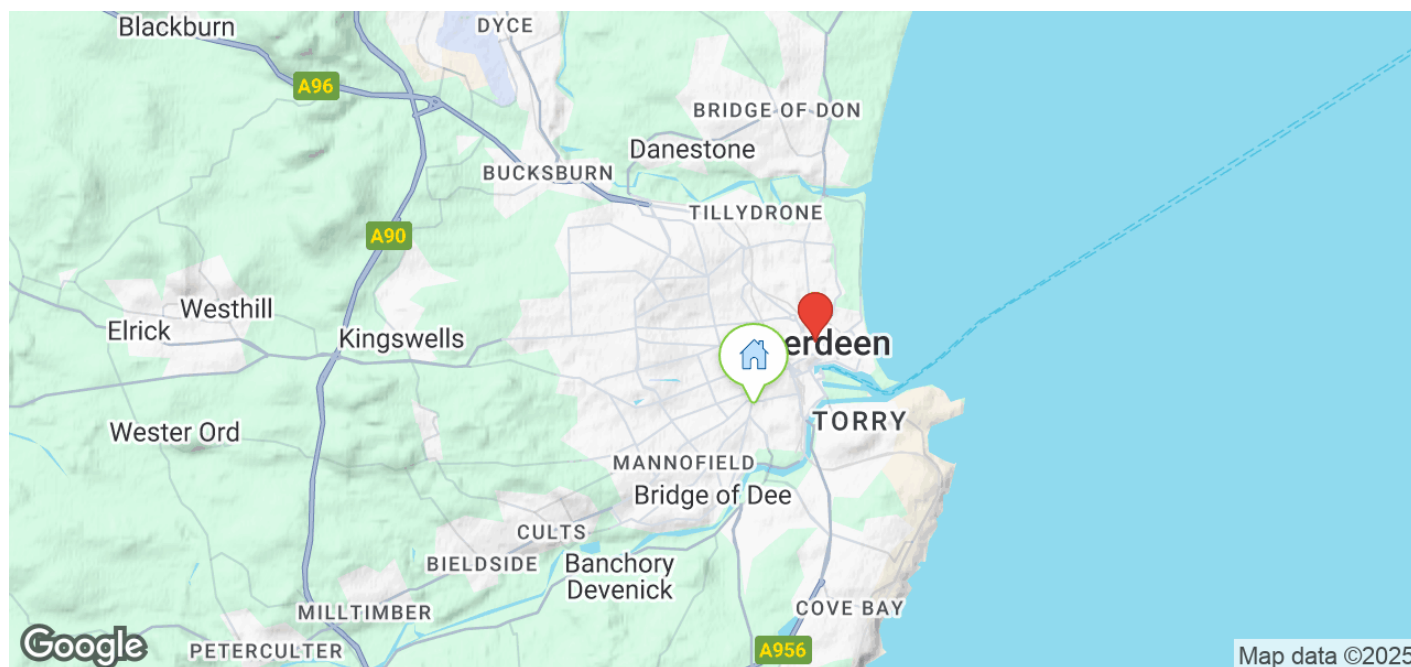
**Bedroom 2 (4.02m x 3.02m approx.)** Further double bedroom to the front. Venetian blind. Radiator.

**Bathroom (2.05m x 1.7m approx.)** Luxury bathroom with three piece suite comprising bath, W.C. and wash hand basin with vanity unit. All in white with chrome fittings. Mira shower over bath with glass screen. Chrome ladder style radiator. Medicine cabinet. Spotlight. Laminate flooring.

**Kitchen (4.2m x 2.3m approx.)** Stylish modern kitchen with range of wall and base units and ample work surfaces. Integrated fridge freezer and dish washer. Washing machine to remain. Wood effect laminate flooring. Stainless steel sink and drainer with chrome mixer tap. Gas hob with electric oven and cooker hood. Large window overlooking rear garden.

**Other features:** Shared cupboard on the half landing. Exclusive cellar situated in the rear garden. Shared washhouse.

**Directions:** From the top end of Union Street veer left on to Holburn Street. At the roundabout take the first exit on to Fonthill Road. The property is located a short distance on the right hand side of the road.



### View this property here

<https://www.aspc.co.uk/search/property/360003/85-Fonthill-Road/Aberdeen/>

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