

**62 Great Northern Road,**  
Aberdeen, AB24 3PT

Fixed Price  
**£70,000**

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



#### Contact Seller

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## Features

## Description

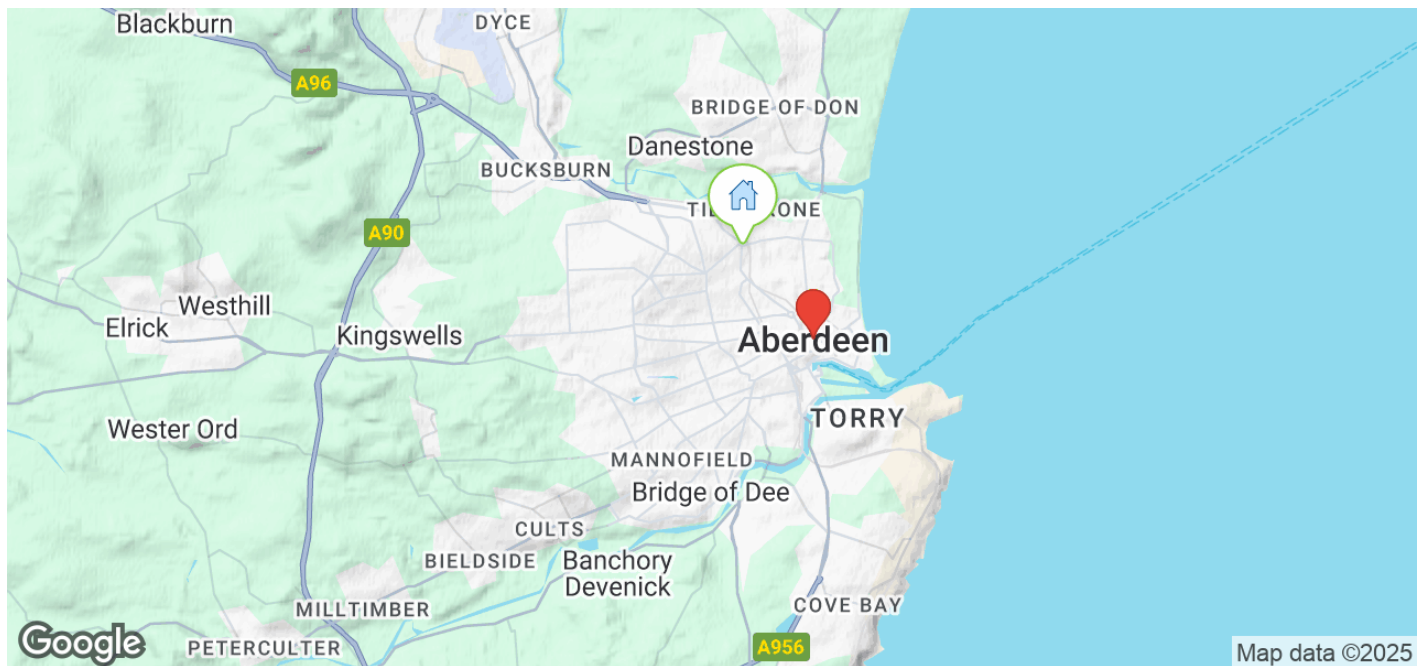
Situated in a popular street and within walking distance of Aberdeen University and many local amenities, we offer for sale this **First Floor One Bedroom Flat**. The well-kept communal hallways are protected by a security entry system with the flat benefiting from electric heating and double glazed windows. The property itself is bright and airy providing an ideal starter home.

- **Splendid First Floor Flat**
- **Well Presented One Bedroom**
- **Ideal Starter Home**
- **Walking Distance of Aberdeen University**
- **Clean and Tidy Throughout**

The accommodation includes a good-sized lounge with wall mounted electric fire, window to the front, wooden flooring and 2 storage generous cupboards; the galley kitchen is fitted with base and wall units together with freestanding cooker and fridge freezer. The double bedroom overlooks the shared garden below and benefits from a built in cupboard. The bathroom is tiled and fitted with a suite housing a shower over the bath.

The flat has additional landing cupboard which houses the washing machine.

**Location** Great Northern Road is served by a good range of amenities including Berryden and Kittybrewster retail parks. The property is well placed for Aberdeen University complex and the city centre. The area offers easy access to public transport, with regular bus services operating close by. Anderson Drive is a short distance away by car giving access to the north and south of the city.



## Accommodation comprises

Lounge: 3.65m x 2.76m (12' x 9'1) approx.

Kitchen: 3.53m x 1.37m (11'7 x 4'6) approx.

Bedroom: 3.12m x 2.36m (10'3 x 7'9) approx.

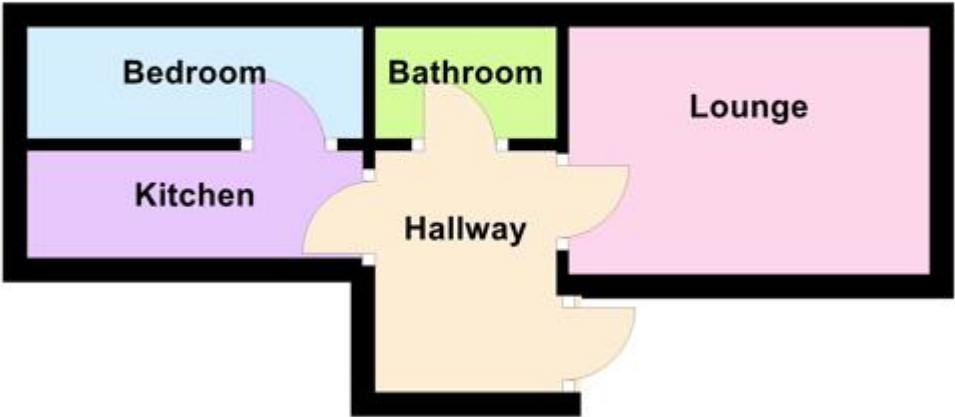
Bathroom: 1.65m x 1.47m (5'5 x 4'10) approx.

### (Outside)

To the front of the property ample on street parking is available to the residents and their visitors. To the rear is a large shared drying green.

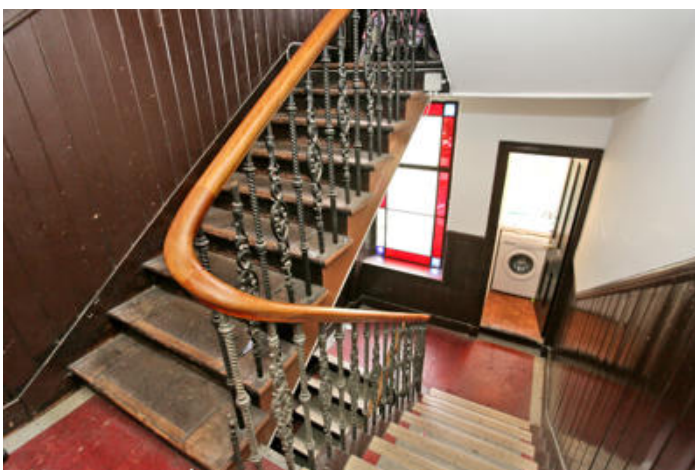
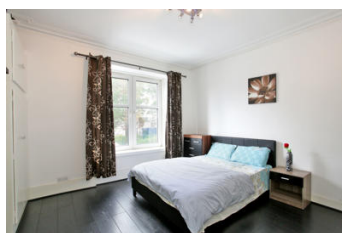
Floorplan

Floor Plan





## Photo gallery



### View this property here

<https://www.aspc.co.uk/search/property/360214/62-Great-Northern-Road/Aberdeen/>

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