



## SELF-CONTAINED APARTMENT

18 CORTHAN PLACE  
KINCORTH, ABERDEEN  
AB12 5AS

HALL  
LOUNGE  
FITTED KITCHEN  
3 DOUBLE BEDROOMS  
SHOWER ROOM  
GCH/DG  
GARDENS  
ON-STREET PARKING



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

**£165,000**

## DESCRIPTION

We are delighted to offer for sale this attractive, three double bedrooomed, self contained apartment, which enjoys a quiet cul-de-sac setting within a popular and well established residential area of the city. Situated on the ground floor of a two-storey granite building, the home enjoys a particularly bright and airy aspect, and represents an ideal choice for a family, students sharing, or a buy-to let investor. Offering a spacious level of well presented accommodation on one level, benefits include new uPVC double glazed windows and doors, a gas fired central heating system, and generous built-in storage facilities throughout. Interior viewing is strongly recommended to fully appreciate the standard and extent of accommodation on offer, and the rooms comprise: L-shaped entrance hall, attractive rear facing lounge with pleasant view towards the city, superbly appointed recently upgraded kitchen fitted with stylish white gloss cabinets and providing direct access to the rear garden, three good sized double bedrooms, and a smart shower room boasting white sanitary ware and co-ordinating vanity unit. All carpets, floor coverings, window blinds, curtains, light fittings and white goods in the kitchen are included in the sale. There are well maintained gardens to front and rear and ample on-street parking to the front of the property.

## LOCALITY

Kincorth is a popular, established, residential area of Aberdeen, lying to the south of the City Centre, which is readily accessible by car or public transport. The Industrial Estates at Altens and Tullos are also within easy reach, as are Robert Gordon's University Campus, Scott Sutherland School of Architecture at Garthdee, and the retail park at the Bridge of Dee, which includes Asda, Sainsbury, B&Q and Boots outlets. The area is well served by an excellent range of local amenities, including Primary and Secondary Schools, local shops serving everyday needs, leisure and recreational activities with Sports Centre, Swimming Pool and Community activities.



## HALL

Accessed via new partially glazed/uPVC front door with glazed side panel, the welcoming L-shaped hall benefits from a large built-in cupboard and further shelved linen cupboard, with white panelled doors providing access to all rooms. Recess housing American style fridge/freezer with water/ice dispenser, which will remain. Cupboards housing gas and electricity meter/fusebox. Smoke detector. Polished chrome ceiling light and crystal drop light fitting. White laminate wood flooring.

## LOUNGE/KITCHEN/DINING ROOM

14'1" x 13'8" approx

Impressive lounge with large picture window overlooking the rear garden and pleasant view towards the city beyond. Co-ordinating décor with striking feature wall and arched alcoves with glass display shelving and low level cupboards. Wall mounted glass electric fire. Decorative radiator cover. Television aerial and telephone points. Chrome central ceiling light and co-ordinating alcove lighting. Black roller blind fitted to window and grey coloured carpet.

## FITTED KITCHEN

14'1" x 9'6" approx

Superbly appointed, recently upgraded kitchen equipped with a comprehensive range of white gloss cabinets complemented by quartz effect work surfaces, and splashback tiling. Circular stainless steel sink and drainer with mixer tap, above which is a rear facing window. New ceramic hob with extractor canopy above, and electric oven/grill below. Recessed floor plinth lighting and illuminated glass fronted display units. Decorative radiator cover. Recessed downlighters. Roller blind. Ceramic floor tiles. New partially glazed/uPVC door to garden.

## DOUBLE BEDROOM 1

15'10" x 9'8" approx

Bright and spacious double bedroom with open shelved display recess. Decorative radiator cover. Central light fitting. Roller blind and full length curtains fitted to front facing window. Carpeted floor. Note: The free standing co-ordinating bedroom furniture which includes bed frame, wardrobe, chest of drawers and bedside cabinets are be available for sale by separate negotiation.

## DOUBLE BEDROOM 2

11'4" x 10'11" approx

Again front facing, this brightly decorated double bedroom affords ample space for free standing furniture. Open shelved display recess. Television aerial point. Central light fitting. Roller blind. Carpeted floor.

## DOUBLE BEDROOM 3

12'7" x 10'9" approx

Meantime used as a dining room, this well proportioned double bedroom benefits from a built-in cupboard which houses the central heating boiler. Decorative radiator cover. Two ceiling lights controlled by dimmer switch. Voile curtains fitted to metal pole on side facing

window. Carpet. Note: The wooden dining table and 6 faux leather chairs are available for sale by separate negotiation.

## SHOWER ROOM

Smart shower room fitted with contemporary sanitary ware in a white finish, comprising: wc with recessed cistern, and counter-sunk wash basin with chrome mixer tap, both housed in a white gloss vanity unit; and glazed shower enclosure fitted with chrome mains powered shower and folding door. Chrome ladder style radiator. Co-ordinating chrome accessories. Recessed downlighters. Opaque glass, side facing window with deep display sill fitted with roller blind. Laminate slate tile effect flooring.

## OUTSIDE

The front garden is enclosed by a low level wall, with a metal gate and paved path providing access to the front door. Enjoying a particularly sunny aspect, a large wooden deck provides an ideal space for outdoor relaxation. Ornamental stone chipped area, and bark filled borders hosting mature conifers and shrubs. External power socket. Outside light. The wooden bench and wishing well will remain. There is a shared drying green to the rear of the property, and an exclusive area of garden which is laid to lawn. The wooden shed and summerhouse, both with power supply, will remain.

## DIRECTIONS

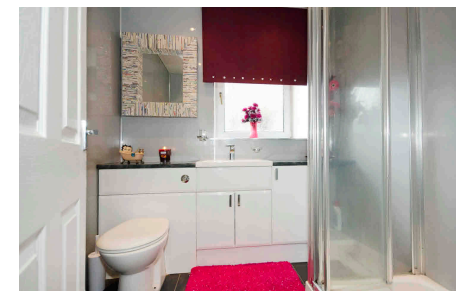
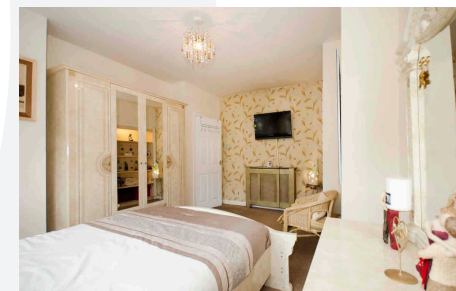
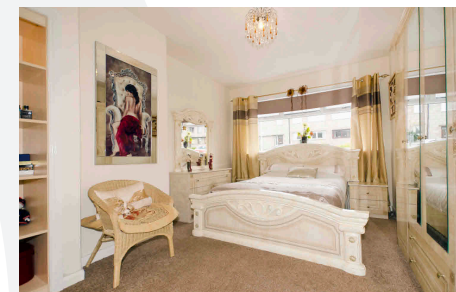
From the west end of Union Street turn left onto Holburn Street and continue to the first roundabout where take the second exit onto Great Southern Road. Continue on this road through the next two roundabouts, crossing the King George VI Bridge and continuing ahead at the next roundabout onto Provost Watt Drive. Take the second turning on the left into Abbotswell Crescent and follow the road as it veers to the right. Corthan Place is the first opening on the right where number 18 is located on the right hand side of the cul-de-sac.

## VIEWING

Tel 07828 152844 (Mr Watson).

## DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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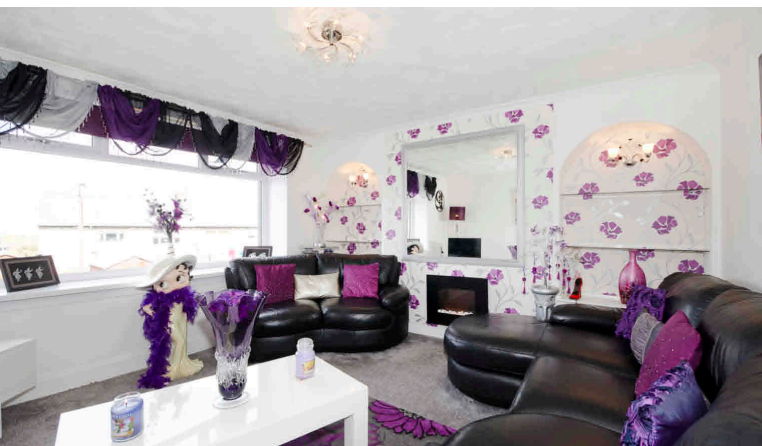
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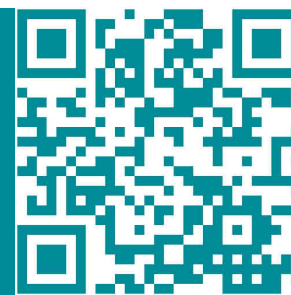
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