



TWO BEDROOM TOP FLOOR APARTMENT

21J POLMUIR ROAD
ABERDEEN, AB11 7RS

HALL

LOUNGE/DINING KITCHEN

MASTER BEDROOM

WITH EN SUITE SHOWER ROOM

1 FURTHER DOUBLE BEDROOM

BATHROOM

SHARED GARDENS

DESIGNATED PARKING

GAS C.H. & D.G.



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£228,000

Located in the popular Ferryhill area of Aberdeen and within easy walking distance of the city centre we are delighted to offer for sale this exceptional two bedroom top floor executive apartment. Forming part of an original granite house which has been extended and transformed into luxurious apartments set within landscaped grounds with an allocated parking space and well maintained communal areas. The property benefits from gas fired central heating, full double glazing and a security entry system, and all floor coverings, curtains, blinds and light fittings are to be included in the sale. The accommodation comprises of a spacious and welcoming L-shaped entrance hallway, decorated in neutral tones and finished with laminate wood flooring, which gives access to all further accommodation and benefits from a large fitted storage cupboard. The beautifully presented lounge/dining kitchen are set on open plan providing an excellent space for entertaining with ample space for a range of both lounge and dining room furniture. The lounge area has been decorated in soft tones with laminate flooring and has two large windows enjoying views over the shared gardens. The kitchen has been fully fitted with a range of luxury modern base and wall units together with quality integrated appliances including a dishwasher, automatic washing machine, double stainless steel oven, gas hob and extractor hood, fridge/freezer and additional wine fridge. Both bedrooms are of generous proportions and benefit from fitted wardrobes, whilst the master bedroom also benefits from an en suite shower room. Completing the accommodation, the stylish bathroom, has been attractively decorated and tiled and fitted with a modern three piece suite with a shower and glazed screen fitted above the bath. Outside the shared gardens are mainly laid to lawn and bounded by mature trees and shrubs. A car park to the rear of the property provides a designated parking space for the property.

LOCALITY

Ferryhill is a highly desirable area of Aberdeen, with the property being within a short walking distance of the Duthie Park with its renowned Winter Gardens, children's play areas and quality restaurant. The area is well served by public transport facilities making many parts of Aberdeen easily accessible. It is also ideally placed for the city centre with its large range of shopping, recreational and leisure facilities. A short drive leads to Great Southern Road which in turn leads to the main Aberdeen ring road, with the area being particularly convenient for those working to the south side of the city where many of the oil related and office complexes are situated.

HALL

LOUNGE

DINING KITCHEN

MASTER BEDROOM

EN SUITE SHOWER ROOM

DOUBLE BEDROOM 2

BATHROOM

6.60M X X 4.01M (21`8" X 13`2") APPROX

4.74M X 4.11M (15`7" X 13`6") APPROX

5.53M X 5.02M (18`2" X 16`6") APPROX

4.47M X 3.22M (14`8" X 10`7") APPROX





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Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

DIRECTIONS

From the West End of Union Street, turn into Holburn Street and at the roundabout take the first exit into Fonthill Road and continue through the traffic lights and take the first right onto Polmuir Road. Continue ahead and Number 21 is located on the left hand side.

VIEWING

By contacting Solicitor

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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