



SELF CONTAINED DOUBLE UPPER FLAT

**35 KIRKHILL PLACE
ABERDEEN
AB11 8FP**

LOUNGE

DINING KITCHEN

5 DOUBLE BEDROOMS

STUDY

BATHROOM

SHOWER ROOM

SPANS OVER 2 FLOORS

PART GCH/FULL DG

EXCLUSIVE GARDEN



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

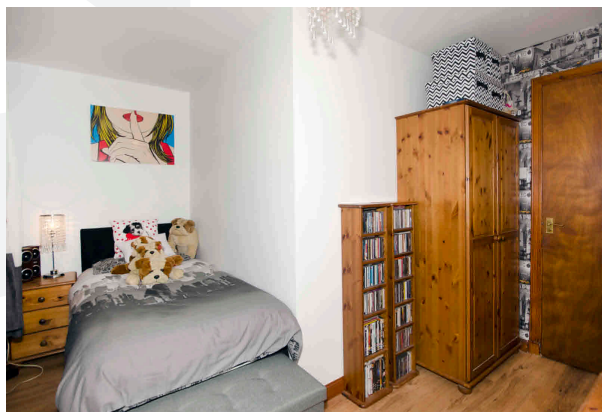
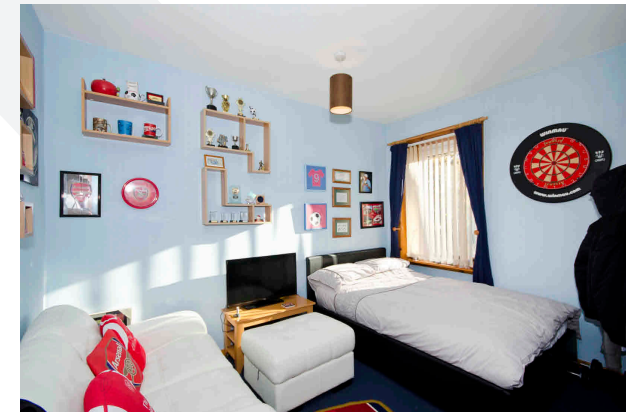
£169,000

DESCRIPTION

Enjoying peaceful views and located within a quiet residential street, we are delighted to offer for sale this traditional 5 bedroom self contained double upper flat with study. The subjects boast exceptionally spacious accommodation on two floors, are well presented and in ready to move into condition having been thoughtfully extended and upgraded by the current proprietors to provide enviable accommodation. Desirable features include the charming lounge which exudes a light and airy ambience, along with the well appointed kitchen which is fitted with a range of wood effect wall and base units and provides space for everyday dining. Outside there is an exclusive garden area to the rear, along with a communal drying green. Benefitting from part gas central heating and double glazing, all fitted floor coverings, certain curtains and light fittings are to be included in the sale price. Offering excellent value for money, this charming property must be viewed to appreciate fully the enviable accommodation on offer along with the quiet yet convenient location.

LOCALITY

Torry has grown greatly in popularity in recent times, and is particularly convenient for the oil and commercial centres at Altens and Tullos, and with easy access to the Robert Gordon University. Aberdeen's thriving city centre is only minutes away. The area is also served by a regular bus service making all parts of the city a simple commute. The main routes north and south of the city are also to hand. The community of Torry offers a wide range of local amenities, as well as shopping and pubs, and the Torry library is within a short walk.



ENTRANCE VESTIBULE

Entered via a Upvc exterior door with glazed panel. Stairs to first floor. Carpet.

HALL

The spacious and welcoming hall provides access to all accommodation on this floor except the kitchen which is accessed from the lounge. Three built-in storage cupboards. Carpet.

LOUNGE

15'1" x 12'1" approx.

The charming lounge is light and airy and enjoys open views to the front. Shelved alcoves. T.V point. Telephone point. Carpet.

BREAKFASTING KITCHEN

10'3" x 10'3" approx.

The well appointed kitchen is fitted with a range of light Oak wood effect wall and base units and work surfaces incorporating the circular stainless steel sink and drainer. Tiled splashback. A breakfast table provides everyday dining. The built-in oven, hob, hood, integrated fridge/freezer and dishwasher are to remain.

DOUBLE BEDROOM 1

15'1" x 10'3" approx

Bedroom one benefits from extensive storage via a triple wardrobe with sliding doors and further single wardrobe. Carpet.

DOUBLE BEDROOM 2

11'5" x 9'8" approx.

A good sized second bedroom, with built-in wardrobe. Carpet.

DOUBLE BEDROOM 3

11'7" at longest x 9'8" at widest approx.

Overlooking the rear and enhanced by laminate flooring.

SHOWER ROOM

Fitted with a large double shower cubicle with mains shower, wc and wash hand basin set within a vanity unit with storage below. Heated towel rail. Large shelved cupboard. Etched window. Laminate tile effect flooring.

UPPER HALL

An attractive staircase leads to the upper hall which provides access to all remaining accommodation. Velux window. Access to eaves.

DOUBLE BEDROOM 4

18'4" x 8' approx.

As seen by the dimensions, bedroom 4 is spacious and is enhanced by neutral décor and laminate flooring.

DOUBLE BEDROOM 5

13'1" x 7'3" approx.

Velux window to the rear. Carpet.

STUDY

13'1" x 7'3" approx.

A most convenient study, providing ample space for a wide range of furniture. Velux window. Carpet.

SHOWER ROOM

Fitted with a white three piece suite comprising shower cubicle with mains shower, wc and wash hand basin. Aqua panelling around the shower area. Extra fan. Velux window. Vinyl tile effect flooring.

OUTSIDE

There is an exclusive garden area to the rear, laid to lawn with an addition communal drying green.

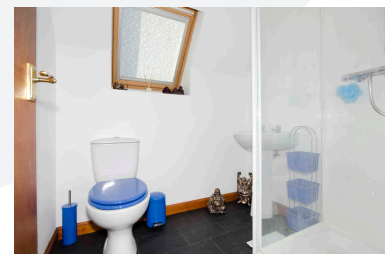
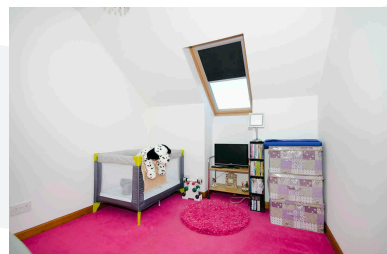
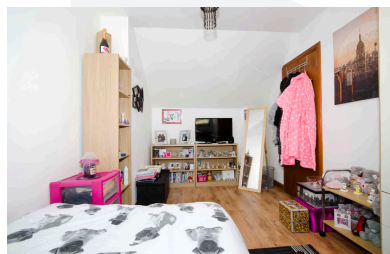
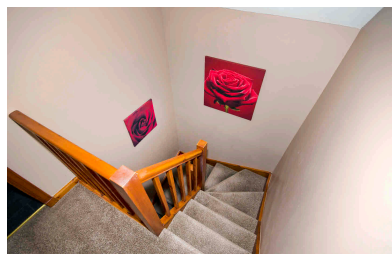
DIRECTIONS

From Wellington Road turn left onto Girdleness Road and travel for some distance before turning right onto Kirkhill Place. The property is located some distance ahead on the left.

VIEWING

Telephone 07535457881 or contact the Selling Agents.

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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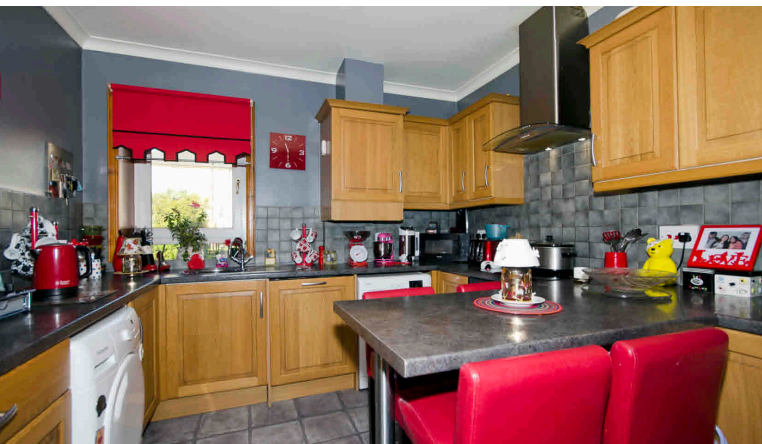
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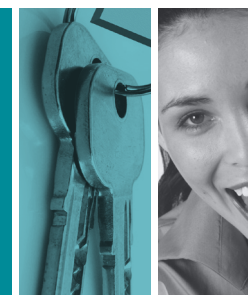
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