



SELF-CONTAINED UPPER APARTMENT

11 ABBOTSWELL CRESCENT
ABERDEEN, AB12 5AQ

VESTIBULE & HALL
LOUNGE
DINING KITCHEN
3 DOUBLE BEDROOMS
BATHROOM
EXTENSIVE ATTIC
GCH/DG
GARDENS
ON-STREET PARKING



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



Offers Over

£105,000

We are pleased to offer for sale this spacious, three bedroom, self-contained apartment which forms part of the upper floor of a granite four-in-a-block type building located within a popular residential area of the City. Representing an ideal choice for a couple or family, this particularly light and airy home has recently been freshly decorated in neutral colour tones and benefits include a gas fired central heating with combi boiler, full double glazing with deep silled windows, regulation compliant smoke alarms, and satellite TV connectivity with aerial points in most of the principal rooms. Included in the sale are all fitted floor coverings, co-ordinating window dressings, light fitting, kitchen appliances and interior viewing is recommended.

Accessed at the side of the building via a partially glazed/uPVC door, the carpeted entrance vestibule and staircase with fixed handrail ascends to the first floor landing where self-closing doors with brushed steel ironmongery provide access all rooms. Two built-in cupboards offer generous storage and there is hatch access to an extensive partially floored attic space believed suitable for further development subject to obtaining the necessary planning consents. The large lounge has two front facing windows which draw in ample natural light and an electric fire on a brick/marble hearth provides a pleasing focal point. Boasting an array of cabinets in a white finish, the kitchen affords space for informal dining and enjoys a fabulous view towards the City from the rear facing window. Appliances to remain include a gas cooker with 4-burner hob, oven and grill; washer/dryer, and fridge/freezer. The three double bedrooms can all accommodate a range of free-standing furniture whilst two benefit from built-in storage facilities. Completing the accommodation is the bathroom which is fitted with modern white sanitary ware, comprising: wc; wash basin on pedestal; and bath, above which is a 'Mira' electric shower and glass screen. Benefiting from a built-in linen cupboard, there is an opaque rear facing window, white quartz effect wet-wall panelling protects the splashback areas, and the floor is laid in grey coloured laminate wood. Outside, a path with parallel granite chipped border provides access to the property. At the rear there is an exclusive area of garden laid in grass and a wooden shed which will remain.

Offering spacious "ready-to-move-in" accommodation, interior viewing is strongly recommended.

LOCATION

Kincorth is a popular and well established residential area of Aberdeen, lying to the south of the City Centre, and easily accessible by car or public transport. The business parts at Altens, Tullos and Badentoy are also within easy reach, as are David Lloyds Leisure Club and Robert Gordon's University Campus at Garthdee. The immediate area is well served by an excellent range of amenities, including a primary school, local shops serving everyday needs, doctor and dental practices. Leisure facilities include a sports centre with community groups, and a swimming pool. There is also a secondary school within walking distance of the property.

VESTIBULE

HALL

LOUNGE

DINING KITCHEN

DOUBLE BEDROOM 1

DOUBLE BEDROOM 2

DOUBLE BEDROOM 3

BATHROOM

OUTSIDE

At the side of the property a path with parallel granite chipped border provides access to the property. The exclusive area of garden at the rear is laid in grass and the wooden shed will remain. On-street parking at the front of the property.

DIRECTIONS

Travelling from the west end of Union Street proceed onto Holburn Street and continue to the roundabout where take the second exit onto Great Southern Road. Continue across King George V bridge and at the roundabout take the second exit and proceed up Provost Watt Drive. Turn second left onto Abbotswell Crescent where number 11 is located along on the left hand side of the road.

VIEWING

Tel 07762 133811

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.

4.6m x 3.66m (15'1" x 12') approx

3.12m x 3.07m (10'3" x 10'1") approx

4.22m x 3.17m (13'10" x 10'5") approx

3.5m x 3.07m (11'6" x 10'1") approx

3.61m x 3.2m (11'10" x 10'6") approx



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