



## TWO BEDROOM GROUND FLOOR APARTMENT

27 MORRISON DRIVE  
ABERDEEN, AB10 7EA

HALL  
LOUNGE  
KITCHEN  
2 DOUBLE BEDROOMS  
SHOWER ROOM  
GAS C.H. & D.G.  
SHARED GARDENS  
ON STREET PERMIT PARKING  
AVAILABLE



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



Offers Over

**£80,000**

We are delighted to offer for sale this spacious Two Bedroom Ground Floor Apartment which enjoys a pleasant location within a quiet residential area close to Robert Gordon University Campus. Tastefully decorated throughout the property also benefits from gas fired central heating and is fully double glazed. The accommodation comprises of a spacious and welcoming entrance hallway which has been decorated and carpeted in neutral tones and benefits from a large storage cupboard. To the front of the property the bright and airy lounge enjoys a pleasant dual aspect over open amenity areas, has a partially glazed door leading to the balcony and has as its focal point a fireplace housing a living flame gas fire. Also to the front the kitchen has been fully fitted with a range of quality base and wall units with roll front worksurfaces, tiled splashbacks and an integrated oven, hob and extractor hood. The kitchen provides space for a fridge/freezer and automatic washing machine and has a storage cupboard housing the electric fuse box. Both bedrooms are of generous proportions and benefit from large fitted wardrobes with sliding mirror doors. The centrally situated shower room has been fitted with a modern two piece suite and separate walk in shower enclosure and is finished with modern aqua panelled splashbacks. Outside the balcony to the front enjoys a pleasant open aspect, whilst the well maintained communal gardens to the front and rear are mainly laid to lawn. On street permit parking is available to the front of the property.

#### LOCATION

Garthdee is situated in an ideal location for Robert Gordons University Campus, Grays School of Art and Scott Sutherlands. The Bridge of Dee Retail Park is also close by with superstores including Asda, Sainsburys, B&Q, Boots and Currys. There is also a regular bus service to and from the City centre.

- HALL**
- LOUNGE**
- KITCHEN**
- BEDROOM 1**
- BEDROOM 2**
- SHOWER ROOM**

- 4.44m x 3.50m (14`7" x 11`6") approx**
- 3.17m x 2.00m (10`5" x 6`7") approx**
- 3.83m x 3.25m (12`7" x 10`8") approx**
- 3.78m x 2.59m (12`5" x 8`6") approx**
- 2.81m x 1.44m (7`2" x 4`9") approx**

#### OUTSIDE

Shared drying area to the rear with rotary dryers. Shared garden to the front. On street permit parking.

#### DIRECTIONS

From the west end of Union Street continue onto Holburn Street; at the first roundabout take the third exit and at the mini roundabout take the second exit onto Broomhill Road. Continue along Broomhill Road crossing over South Anderson Drive and then onto Auchinyell Road. Proceed ahead for some distance taking a right turn onto Morrison Drive and the property is located on the left hand side.

#### VIEWING

Tel 07881 978045

#### 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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