



6 Society Court | Aberdeen | AB24 4DE

Two Bedroom Second Floor Flat with Parking

Offers Over £75,000

We are delighted to offer for sale this well presented two bedroom second floor flat situated in a popular modern development with the added benefit of private parking. The traditional construction building was completed by Doric Construction, a reputable house builder benefiting from concrete block walls and concrete slab floors reducing noise pollution from any neighbouring properties greatly. The property offers readily available accommodation, having been recently decorated throughout to a high standard allowing immediate entry with the utmost of ease.

The property firstly comprises of a welcoming entrance hallway allowing access to all further accommodation within the property along with a sizeable storage cupboard. The lounge is situated to the front of the property enjoying fantastic views over the city, the room can easily host a wide range of furniture. Having been recently redecorated in a neutral colour scheme with new carpeting, the room is of fresh and appealing order, in line with the entire property.

The kitchen has been fitted with a range of base and wall units offering fantastic storage and work surface space whilst also offering white goods such as the oven and dishwasher. Space is also offered for casual dining, a much sought after feature.

The property offers two sizeable double bedrooms, both of which having been recently redecorated offering plentiful space for a host of furniture along with the benefit of fitted wardrobes offering hanging storage space.

The bathroom offers a suite comprising a w.c., hand wash basin and shower over bath with recently fitted vinyl flooring.

As mentioned, the property offers the fantastic benefit of private parking within the residents car park for the development.

Lounge
13'9" x 13'1" (4.19m x 3.99m) approx.
Kitchen
9'5" x 8'5" (2.87m x 2.57m) approx.
Double Bedroom
14'7" x 9'5" (4.45m x 2.87m) approx.
Double Bedroom
12'4" x 9'8" (3.76m x 2.95m) approx.
Bathroom
8'5" x 5'5" (2.57m x 1.65m) approx.

Gas Central Heating

Double Glazing

Private Parking

EPC Band C



Lounge



Lounge



Kitchen



Kitchen



Double Bedroom One



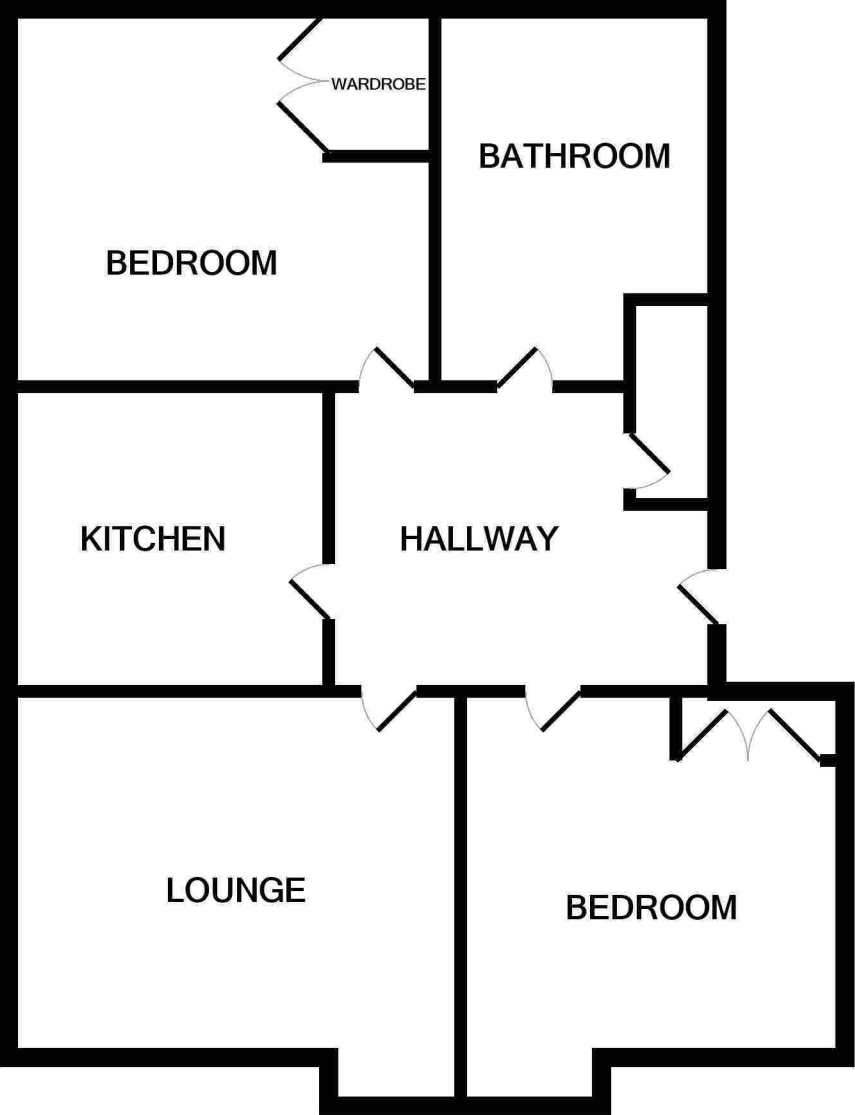
Double Bedroom Two



Bathroom



Car Park



Floorplan

Property location



Directions:

Travelling west along Clifton Road, Society Court is on the corner of Society Lane and Clifton Road. No 6 is located to the very end of the road.

Location:

Clifton Road is an ideal location with direct access to Aberdeen Royal Infirmary hospital complex and Aberdeen University. The area has its own range of local amenities and good public transport facilities.. A short drive leads to the main Aberdeen ring road and the new AWPR providing easy access to the suburbs and Aberdeen Airport. It is well positioned for Aberdeen city centre with its excellent shopping facilities and many recreational amenities Woodside Primary School is just across the road on Clifton Road.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.