



The Lookout, 1 New Pier Road | Aberdeen | AB11 5DR

Spacious One Bedroom Ground Floor Self Contained Flat

Offers Over £140,000

Enjoying a picturesque outlook across the harbour channel, this spacious one bedroom ground floor self-contained flat is located within the charming and tranquil area of Footdee. Presented in immaculate condition throughout, the property offers a rare opportunity to purchase a ready-to-move-into city home/investment property.

The property provides versatile accommodation which has been fully modernised and upgraded by the current owners to include hard wired smoke detectors and internet access. There is ample free parking in close proximity.

The flexible accommodation lends itself to a variety of layouts, having two front facing reception rooms and two shower rooms. All rooms are finished in neutral décor to a high standard.

The property is entered via its own front door into an internal hallway. To the left of the entrance hallway is the front facing lounge, giving access to a fully-equipped utility room and shower room. The dining /kitchen area is to the right, leading into a further internal hallway providing access to the double bedroom and further shower room. Both shower rooms are fitted with a white, modern suite comprising W. C., full sized hand wash basin and quadrant shower cubicle and are finished to a high standard with aqua-panelled walls and vinyl flooring.

The kitchen/dining area boasts ample dining space and is fitted with contemporary wall and base units and a variety of integrated and free standing appliances.

ACCOMMODATION

Lounge

15'2" x 12'5" (4.62m x 3.79m) approx.

Dining Kitchen

15'4" x 8'7" (4.67m x 2.62m) approx.

Utility Room

7'8" x 6'0" (2.34m x 1.83m) approx.

Shower Room

7'9" x 6'1" (2.36m x 1.85m) approx.

Bedroom

9'3" x 8'8" (2.82m x 2.64m) approx.

Shower Room

6'2" x 5'8" (1.88m x 1.73m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band D

All fitted floor coverings, kitchen white goods, blinds, light fittings and shades are included in the price. The property can be sold furnished as seen, if required.



Lounge



Lounge



Utility Room



Shower Room



Dining Kitchen



Dining Kitchen



Bedroom



Shower Room



Outlook to Front



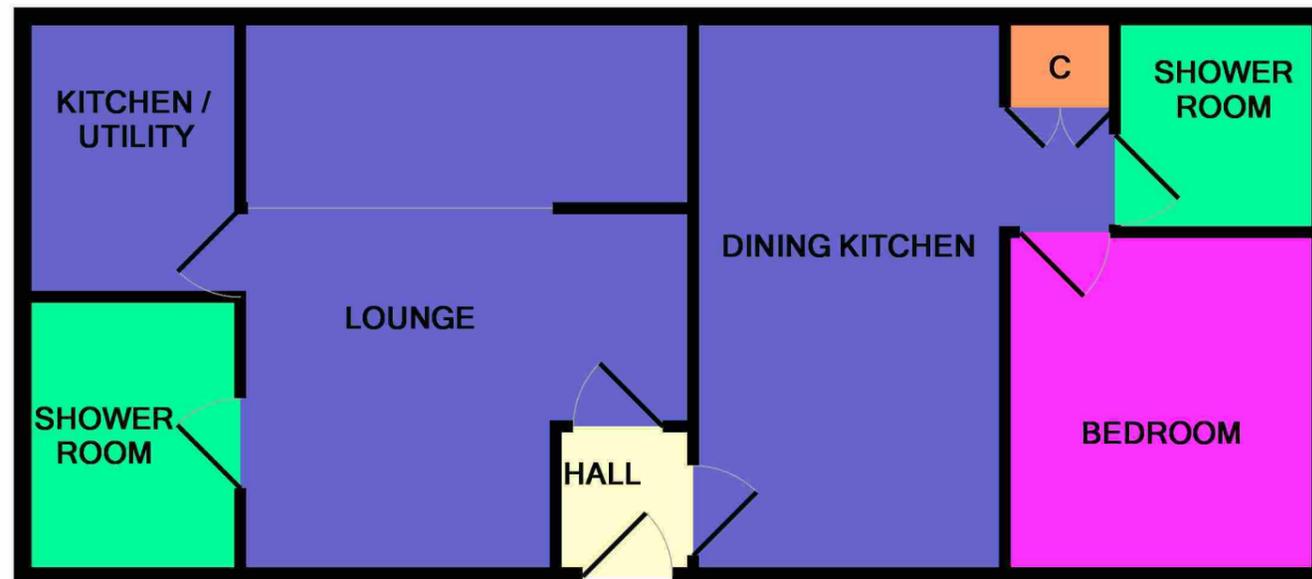
Outlook to Front



Aberdeen Beach



Harbour



Floorplan

Viewing By Appointment Telephone 07977 376777 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

Travel along The Esplanade towards the harbour, continuing onto Porca Quay. The entrance to the property is along on the left hand side.

Location

The property is located in Footdee, known locally as “Fittie”, a quaint former fishing village located at the entrance to Aberdeen Harbour. The pretty village has an abundance of local history and comprises a mixture of terraced and flatted dwellinghouses. There are plenty of local amenities nearby at the beach boulevard retail park including shopping, leisure and recreational facilities as well as picturesque coastal walks. In addition, the city centre is only a short distance away.

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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.