



15, GFR Pitstruan Place | Aberdeen | AB10 6PQ

Two Bedroom Ground Floor Flat

Offers Over £160,000

We are pleased to offer for sale this two bedroom ground floor flat within a most sought after city location. This generously proportioned and attractive flat offers readily available accommodation in the most desirable west end of Aberdeen being local to many independent cafes and stores whilst being a short distance from the city centre itself.

The accommodation itself comprises of a welcoming entrance hallway permitting access to all further accommodation. The spacious lounge is situated to the front offering a lovely outlook over the quiet street and allowing plentiful natural light into the property, the room can easily accommodate a wide range of free standing furniture.

The kitchen has been fitted with a wide range of base and wall units offering plentiful storage and work surfaces with current white goods such as the oven with gas hob, washer/dryer and fridge/freezer to be included within the sale. The room also offers space for casual dining, a much sought after feature.

The property also offers two double bedrooms, both finished in a neutral colour scheme and being of a generous proportion. The main bedroom is situated to the rear, being on a elevated level to the rear garden. The bathroom has been fitted with a most stylish and modern white suite, comprising a w.c. and hand wash basin within an attractive vanity unit in addition to the shower over bath. The bathroom also features underfloor heating along with an anti-mist mirror and humidity activated fan.

The property further features access to a private cellar accessed from the well maintained communal hallway ideal for storage, in addition to the communal attic along with access to the shared rear garden.

On street parking is available to the front of the property.

All current furniture would also be available by negotiation.

Lounge
13'3" x 13'7" (4.04m x 4.14m) approx.

Kitchen
12'5" x 6'8" (3.79m x 2.03m) approx.

Double Bedroom
12'6" x 11'4" (3.81m x 3.46m) approx.

Double Bedroom
13'6" x 7'8" (4.12m x 2.34m) approx.

Bathroom
9'1" x 5'2" (2.77m x 1.58m) approx.

Gas Central Heating

Double Glazing

Secure Entry System

On Street Parking

EPC Band D



Lounge



Lounge



Kitchen



Double Bedroom One



Double Bedroom One



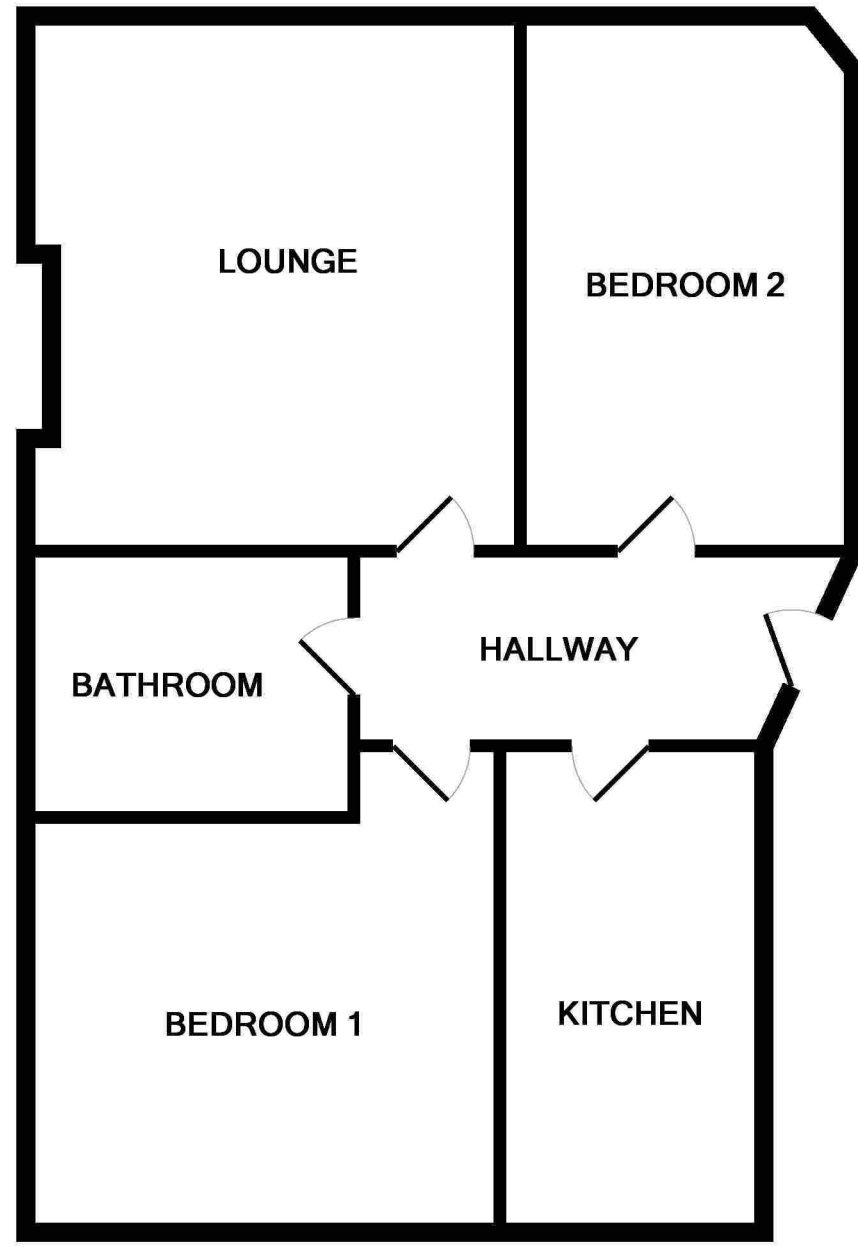
Double Bedroom Two



Bathroom

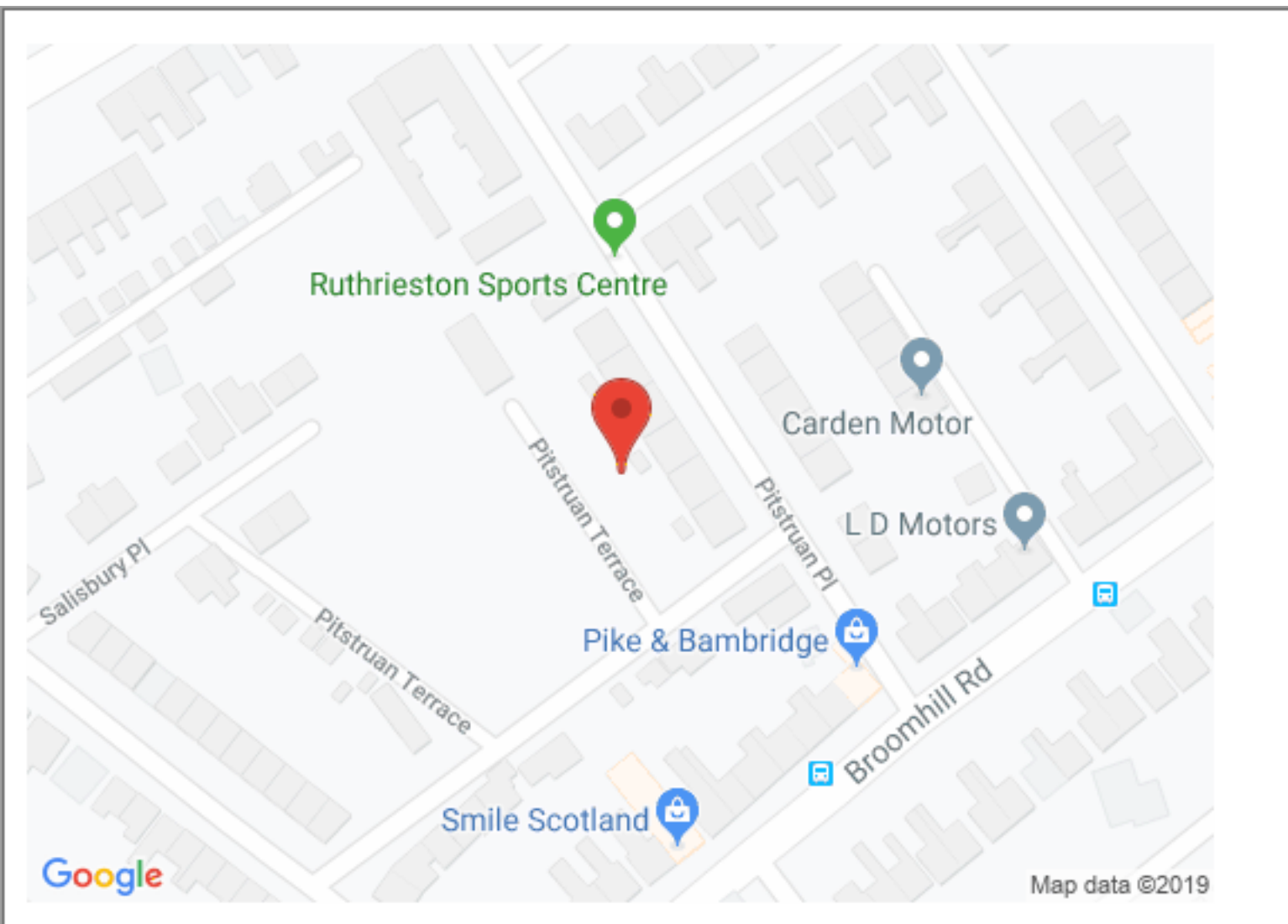


Garden



Floorplan

Property location



Directions:

Travelling from Union Street continue onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Continuing a good distance along Great Western Road, Pitstruan Place is situated on the left hand side.

Location:

Pitstruan Place is situated between Great Western Road and Broomhill Road in Aberdeen's west end, it is ideally placed for good public transport facilities and is within walking distance of the city centre. A short drive leads to the main Aberdeen ring road which provides commuting to both north and south of the city.

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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.