



Flat G, 16 Ashgrove Road | Aberdeen | AB25 3AD

Executive Two Bedroom Flat with En Suite and Allocated Parking

Offers Over £170,000

Forming part of a modern flatted development in a popular area within easy reach of local amenities this well presented second floor apartment with allocated car parking space is offered for sale. The building benefits from a telephone security entry system and well kept mutual stairwells with carpeting, stair lighting and windows ensuring good natural light. There is a residents roof terrace providing a great outdoor space for relaxing or entertaining.

The flat itself is warm and welcoming and provides generous living accommodation with neutral decoration, co-ordinating flooring and an open outlook from all windows. The entrance hall has laminate tiled flooring and a full height cupboard providing excellent storage. The lounge is a particularly pleasant room with full height corner window providing a great place to sit and watch the world go by. Located off the lounge is the dining kitchen which is fitted with a range of wall and base storage units with co-ordinating work tops and mosaic tiled flooring. The master bedroom is a good sized double with double wardrobe with mirror doors, fitted carpet and access to the en suite shower room. Bedroom Two is also a generous double with fitted carpet and open outlook. Completing the layout is the bathroom which is fitted with a modern white suite with shower bath, wc and wash basin. There is a mains shower over the bath and large fitted mirror.

This is a good opportunity for those looking for a two bedroom home with allocated parking in the Ashgrove area and internal inspection is strongly recommended.

Parking: The property has one allocated covered parking space within the residents car park. There are additional visitors spaces.

Garden: The development has a roof terrace with timber decking, balustrade and superb views over the city towards the sea. This area is a good space for relaxing and entertaining.



Hall



Lounge



Lounge



Kitchen



Kitchen



Master Bedroom



Master Bedroom



En Suite



Bedroom 2



Bathroom



Car Park

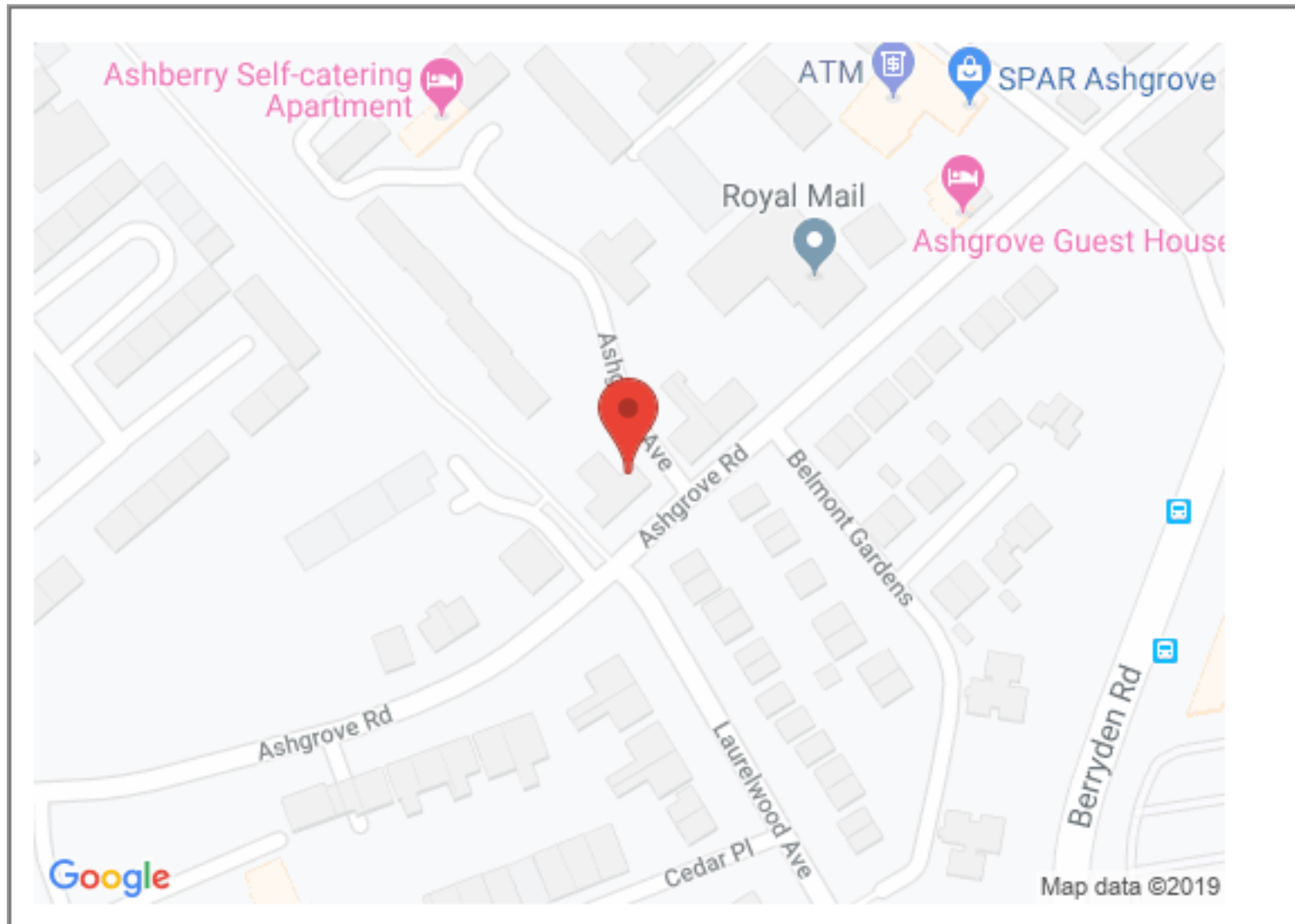


Roof Terrace



View

Property location



Directions:

From the west end of Union Street turn into Rose Street and continue onto Esslemont Avenue, at the traffic lights turn left and immediate right into Watson Street. Turn right at the left at the traffic lights into Westburn Road and right again into Westburn Drive. At the next traffic lights take a right turn into Ashgrove Road and the development is along this road, over the cross roads to the right.

Location:

Ashgrove Road lies to the north west of the city centre, within easy reach of the Foresterhill Hospital Complex, Woodhill House and Anderson Drive, the trunk route with links to the north and south of the city as well as the airport. There are excellent shopping facilities nearby and bus stops to the city centre and beyond. The open spaces of the Victoria and Westburn Parks are within walking distance and the retail parks at Berryden and Kittybrewster are easily accessible.

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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.