



28 School Terrace | Aberdeen | AB24 1TW

Two Bedroom Ground Floor Self Contained Flat

**Offers Over £89,500**



We offer for sale this generously proportioned two bedroom ground floor self contained flat in a convenient city location. The property is ideally situated for Aberdeen University whilst also being a short distance from the city centre itself with convenient transport links for the wider city.

The property comprises of a welcoming entrance hallway which permits access to the majority of the accommodation on offer. The lounge is situated to the rear, a spacious and open room which can easily accommodate a wide range of furnishings. The room has been finished in a neutral decor and benefits from a pleasant outlook over the shared rear garden. The room provides access to kitchen which has been fitted with a range of modern base and wall units providing plentiful storage and work surfaces with attractive splashback tilling. White goods such as the fridge and oven are to be included within the sale.

There are two well proportioned double bedrooms, both having been finished in a neutral decor and offering space to accommodate various pieces of bedroom furniture. The bathroom has been fitted with a white suite comprising a w.c. hand wash basin and shower over bath.

There is an additional storage cupboard which is currently utilised to house the washing machine, which would also remain as part of the sale. The space offers fantastic space for potential development whilst also offering ideal space for this current white good separate to the living space and offering fantastic storage.

There is communal garden space to the rear and a large lawn area to the front of the property for which the council maintain. To the front of the property is a small strip of soil area for plants if the purchaser desired.

- Lounge  
14'9" x 11'7" (4.5m x 3.53m) approx.
- Kitchen  
8'4" x 6'8" (2.54m x 2.03m) approx.
- Double Bedroom  
9'8" x 8'8" (2.95m x 2.64m) approx.
- Double Bedroom  
9'9" x 8'1" (2.97m x 2.46m) approx.
- Bathroom  
5'9" x 3'7" (1.75m x 1.09m) approx.
- Storage Cupboard  
5'7" x 3'6" (1.7m x 1.07m) approx.

Electric Heating

Double Glazing

EPC Band E





**Lounge**





Lounge





**Kitchen**





**Bedroom**





**Bedroom**





**Bathroom**





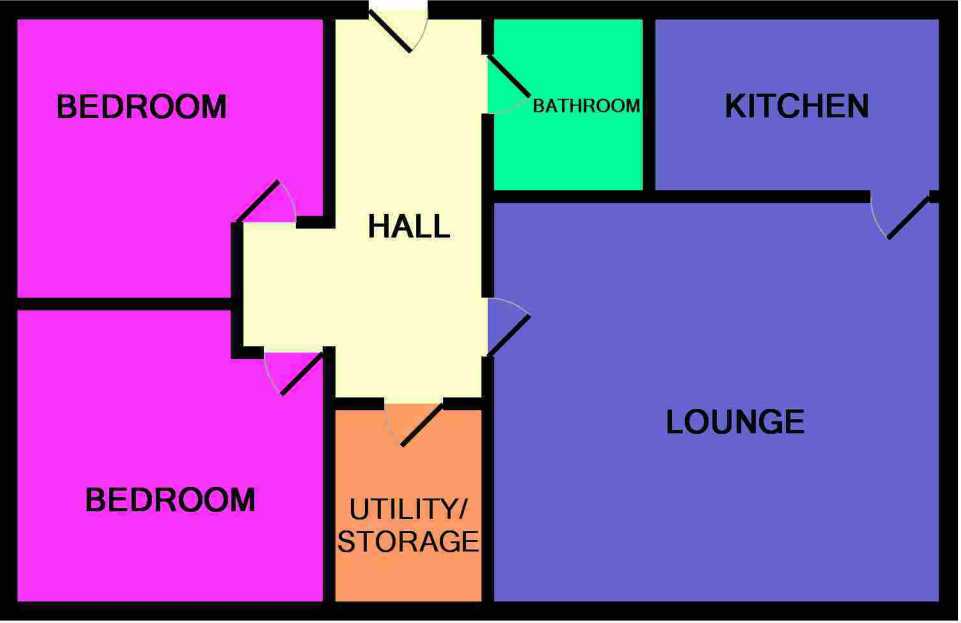
**Utility/Storage**





**Green Area**





Floorplan



### Property location



### Directions:

On leaving the East End of Union Street, turn left onto King Street and continue along for some distance. At the St Machar roundabout turn right onto School Road. Continue along School Road before turning right onto School Terrace.

### Location:

Located only minutes from Aberdeen city centre and Beach Boulevard which boasts many recreational facilities, there are also a wide variety of shops and restaurants close by with regular public transport readily available. The subjects are also well placed for Aberdeen University, Aberdeen Sports Village and those working to the north 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.