



49b Sunnybank Road | Aberdeen | AB24 3NJ

One Bedroom Ground Floor Apartment in Popular Location

Offers Over £87,500



We offer for sale this well proportioned one bedroom ground floor apartment, situated in a quiet, popular residential area within close proximity of Old Aberdeen.

The property is well presented throughout and comprises of a welcoming entrance hallway with walk-in storage/cloak cupboard and security entry hand set; the lounge is laid with laminate flooring and has two windows to the rear allowing natural light to enter this well proportioned space, ample space for a full range of living room furniture. The well appointed kitchen is fitted with an excellent range of white base and wall with contrasting worktop with splashback tiling behind, under unit washing machine, built-in oven, hob and cooker hood above, free-standing fridge, stainless steel sink and drainer, window to the rear. The double bedroom is of excellent proportions, has a window to the side, double wardrobe with mirror doors offering shelf and hanging space, laminate flooring. Completing the accommodation is the bathroom fitted with three piece white suite comprising cisternless w.c., wash hand basin and bath with shower over, glazed shower screen, extractor fan, toiletry storage shelf, shaver point and laminate flooring.

Outside, there is a courtyard with exclusive parking space.

## ACCOMMODATION

Entrance Hallway

Lounge

18'11" x 11'8" (5.77m x 3.56m) approx.

Kitchen

9'9" x 5'11" (2.97m x 1.8m) approx.

Double Bedroom

11'7" x 10'9" (3.53m x 3.28m) approx.

Bathroom

Double Glazing

Gas Central Heating

Security Entry System

EPC Band B

UNDER HOME REPORT VALUATION





**Communal Hallway**





**Entrance Hallway**





**Lounge**





**Lounge**





**Kitchen**





**Kitchen**





**Double Bedroom**





**Bathroom**

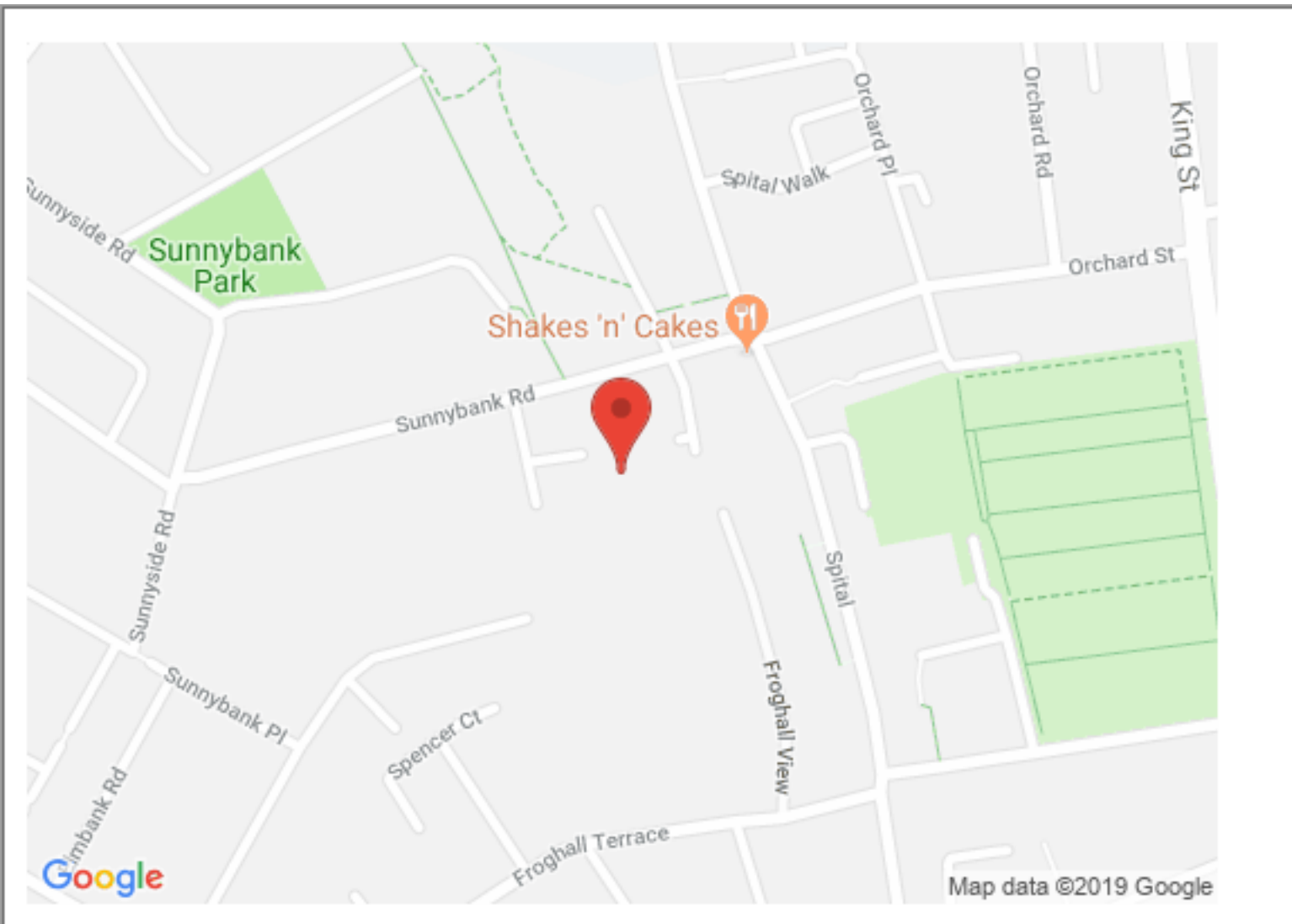




**Courtyard**



## Property location



**Directions:** From the eastern end of Union Street continue onto King Street; turn left into Orchard Street and continue straight ahead at its junction into Sunnybank Road. No 49b is a short distance along on the left hand side.

**Location:** Sunnybank Road is situated to the north of the City with easy access to Aberdeen University Campus and King's College. This property is located in an area close to an excellent range of shops and both Kittybrewster and Berryden, whilst leisure facilities can be found at nearby Aberdeen Sport's Village and Aberdeen Beach. Public transport is readily available nearby and the property is within walking distance of local schooling.

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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.