



124b Queens Road | Aberdeen | AB15 8BR

Two Bedroom Ground Floor Flat with Parking

Offers Over £180,000

We are pleased to offer for sale this two bedroom ground floor flat within an executive purpose built development situated on the ever popular and sought after Queens Road. The property offers a convenient location in the west end of Aberdeen with the added benefit of private parking, a much sought after feature. The property benefits from generously proportioned accommodation throughout which has been finished in a neutral decor.

The accommodation itself comprises a welcoming entrance hallway which permits access to the remaining accommodation along with a useful storage cupboard. The kitchen has been fitted with a wide range of base and wall units, offering plenty storage and work surfaces whilst also allowing space for casual dining and further white goods. The lounge enjoys a pleasant outlook to the front of the property and features a large bay style window filling the room with natural light, creating an attractive bright and airy atmosphere. The room itself allows space for a variety of furnishings focused around the feature gas fireplace.

There are two double bedrooms, both of which offer fitted storage with the larger bedroom also offering an en-suite shower room. This en-suite has been fitted with a w.c., hand wash basin and large shower enclosure with further accessibility fittings.

The main bathroom features a suite fitted with a w.c. and hand wash basin enclosed within an attractive vanity unit along with a shower over the bath.

The property features well maintained grounds with the previously mentioned benefit of private parking within the residents car park.

Kitchen
15'8" x 7'3" (4.78m x 2.21m) approx.

Lounge
14'2" x 16'6" (4.32m x 5.03m) approx.

Double Bedroom
12'11" x 11'2" (3.94m x 3.4m) approx.

En-Suite
7'6" x 5'4" (2.29m x 1.63m) approx.

Double Bedroom
9'6" x 9'2" (2.9m x 2.79m) approx.

Bathroom
7'1" x 6'3" (2.16m x 1.91m) approx.

Gas Central Heating

Double Glazing

Security Entrance System

Allocated Private Parking

EPC Band C



Lounge



Kitchen



Master Bedroom



En-Suite



Double Bedroom



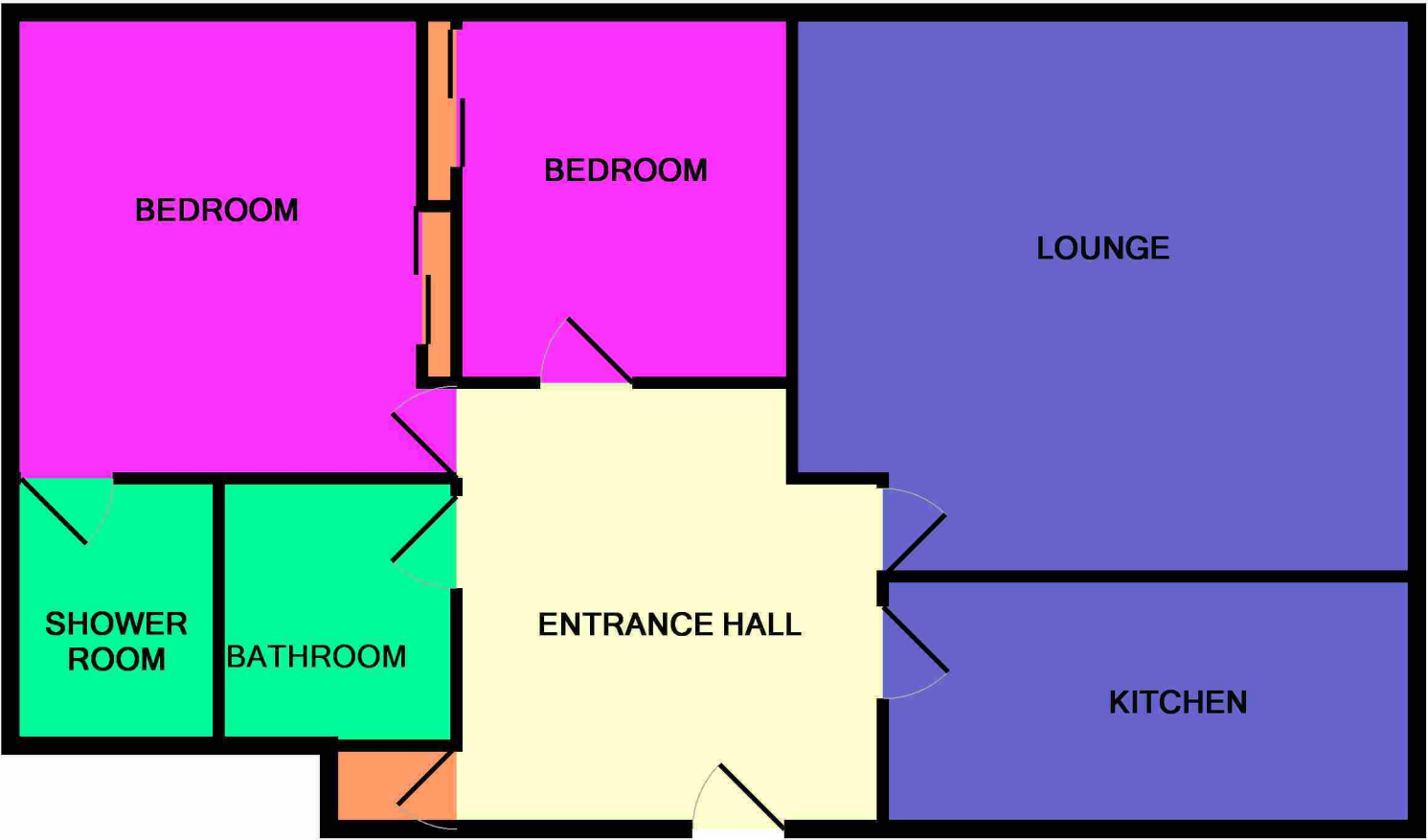
Bathroom



External



Car Park



Floorplan

Property location



Directions:

From the west end of Union Street travel west onto Albyn Place; at the roundabout continue straight ahead onto Queen's Road and continue straight ahead at the Anderson Drive roundabout. No 124b is a short distance along on the right hand side.

Location:

Queen's Road is a prime residential location situated in the west end of Aberdeen. The property itself is within the catchment area of good primary and secondary schools and is within close distance to a wide range of shops, restaurants and leisure facilities. There is a convenient bus route located nearby which gives access to Aberdeen City Centre itself.

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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.