



29 Craigievar Terrace | Aberdeen | AB10 7BZ

One Bedroom Self Contained Flat with Parking

Offers Over £99,500



UNDER HOME REPORT VALUATION

We offer for sale this well presented one bedroom ground floor self contained flat, presented in a move in condition. The property has been well maintained throughout and offers a modern neutral tone throughout with the added benefits of private parking and a rear garden with large decking area.

The accommodation offers a welcoming entrance hallway permitting access to all accommodation with numerous additional storage cupboards. The kitchen has been fitted with a range of base and wall units providing plentiful storage space along with co-ordinating work surfaces extending to a breakfast bar ideal for informal dining. The lounge offers plentiful space for a variety of furniture with feature wallpaper and a pleasant outlook to the rear garden. The room benefits from lots of natural light due to the large floor to ceiling window and glass door allowing access to the rear.

The double bedroom is conveniently situated to the rear of the property and again benefits from a desirable neutral decor and permits space for various pieces of bedroom furniture. The shower room offers a modern white suite comprising a w.c., wash hand basin and enclosed shower cubicle.

To the rear, the property benefits from a fully enclosed garden with large decking area ideal for outdoor dining and entertaining with access gates to the side. Private parking is also offered to the front of the property.

ACCOMMODATION

Kitchen  
9'4" x 7'5" (2.85m x 2.26m) approx.

Lounge  
14'3" x 11'4" (4.34m x 3.46m) approx.

Double Bedroom  
12'8" x 8'2" (3.86m x 2.49m) approx.

Bathroom  
9'2" x 5'1" (2.79m x 1.55m) approx.

Gas Central Heating

Double Glazing

Parking

Rear Garden

EPC Band - C





**Lounge**





Lounge





**Kitchen**





**Double Bedroom**





**Double Bedroom**





**Shower Room**





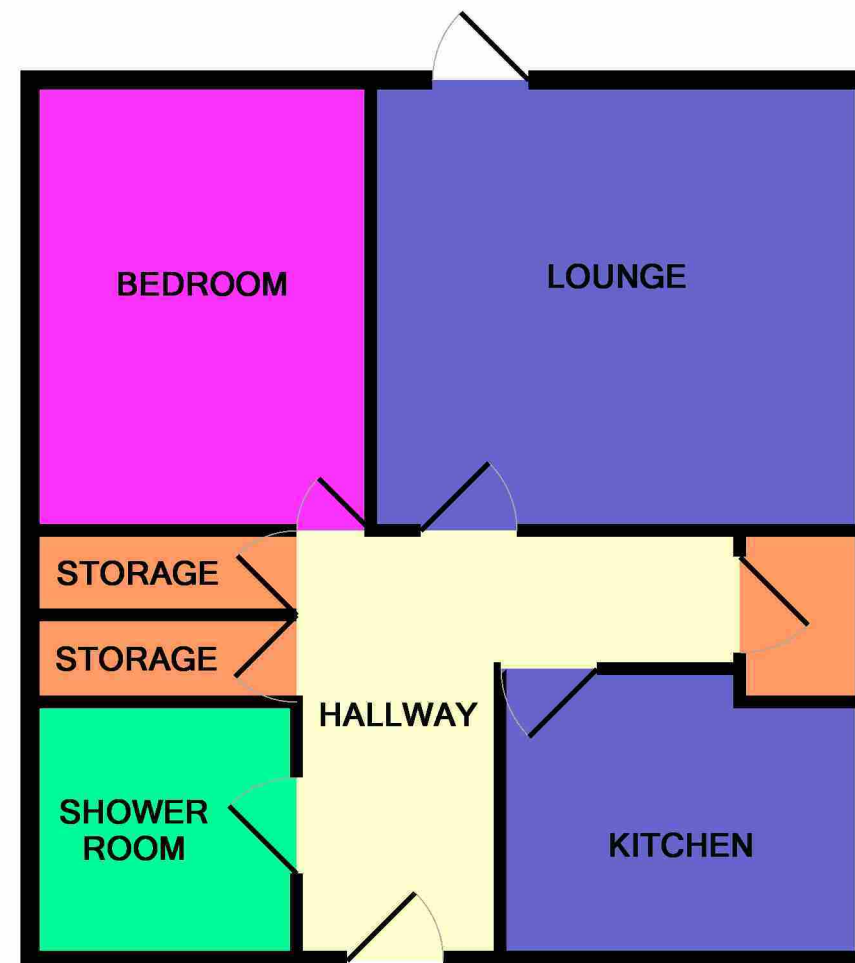
**Garden**





**Garden**

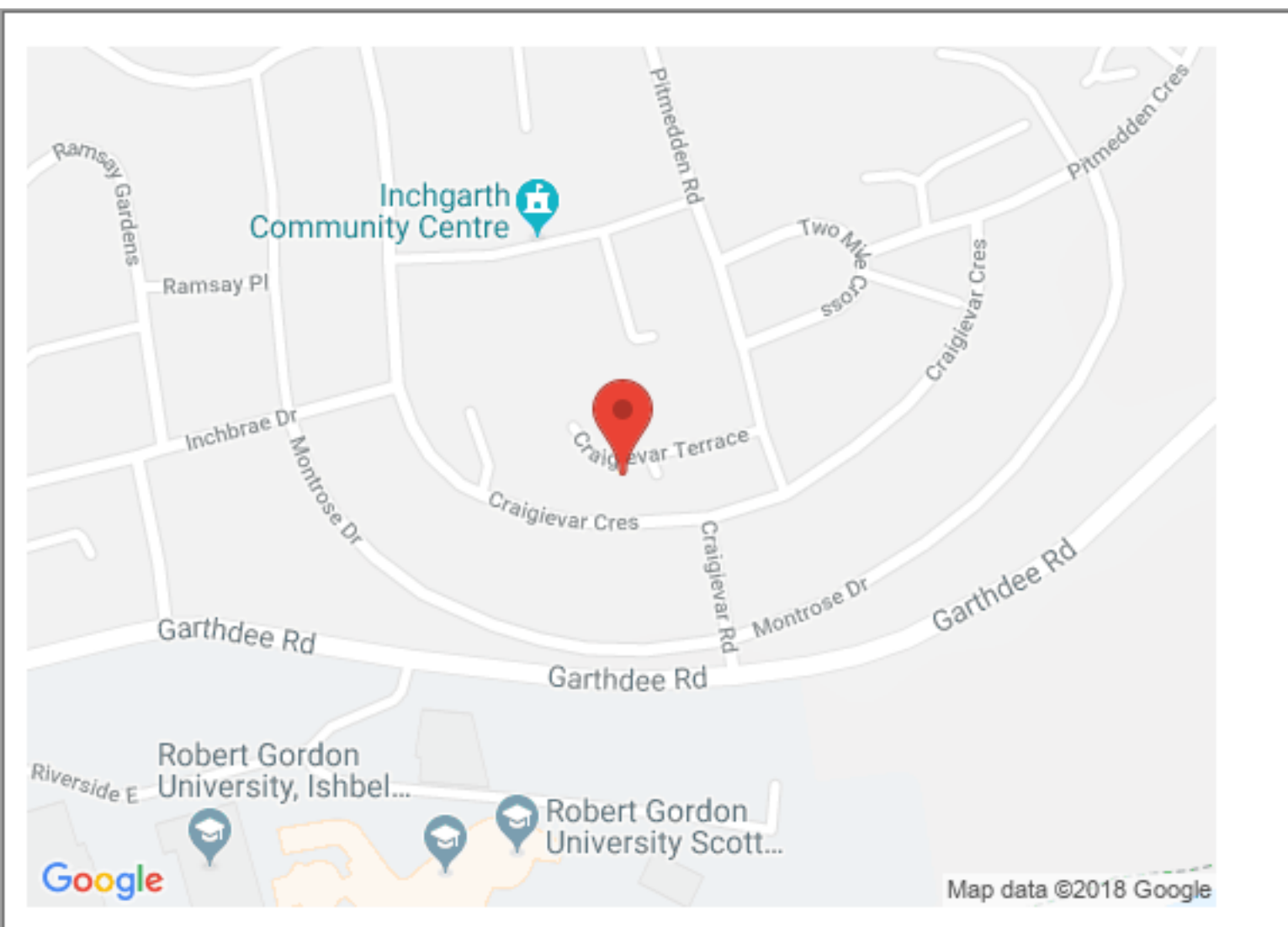




**Floorplan**



### Property location



Directions: From the west end of Union Street exit left onto Holburn Street and continue onto the Bridge of Dee roundabout. Continue up Garthdee Road and take first right onto Craigievar Road, turn right into Craigievar Crescent then first left into Pitmedden road, left again into Craigievar Terrace and number 29 is ahead to the rear.

Location: Garthdee is a popular residential area, well situated for easy access to the Bridge to Dee where there are excellent supermarkets and further retail units. Also within close proximity is the Robert Gordon University Complex and there are good public transport facilities making many parts of Aberdeen easily accessible. Primary and secondary schools are available nearby and it is also well positioned for those working at Altens and Tullos.

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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.