



68 (FFR) Great Northern Road | Aberdeen | AB24 3PT

One Bedroom First Floor Flat

Fixed Price £59,000

Situated near the University of Aberdeen, we offer for sale this one bedroom traditional granite first floor flat. The property is part of a granite tenement building and benefits from gas central heating and laminate flooring throughout. This would be an excellent purchase for a first time buyer, it would also be suitable as a student purchase or for letting out.

Entry into the property is via the common stairway into the hallway from which the rest of the property can be accessed from.

The bedroom is of good size and located at the front of the property. The lounge is a spacious room proving and excellent living space, with TV and phone points it provides direct access into the kitchen. The kitchen itself overlooks the rear garden and is fitted with a selection of floor and wall mounted units. The kitchen also features a integrated electric hob and oven with extractor hood and a stainless steel sink with mixer tap and draining board. The free standing white goods including the washing machine and fridge freezer are to remain with the property. The shower room is a modern white suit comprising of a W.C. wash hand basin and shower cabinet.

Outside there is a shared garden to the rear of the property with exclusive coal shed.

- Bedroom
13'7" x 12'7" (4.14m x 3.84m) approx.
- Lounge
12'5" x 10'6" (3.79m x 3.2m) approx.
- Kitchen
10'9" x 6'6" (3.28m x 1.98m) approx.
- Shower Room
9'9" x 4'10" (2.97m x 1.47m) approx.

Gas central heating

EPC Band C



Lounge



Lounge



Lounge



Kitchen



Kitchen



Bedroom



Bedroom



Bathroom



Garden

Property location



Directions:

From the City Centre travel North along George Street continuing on past Split The Winds where it joins Powis Terrace, turn right at the Northern Hotel on to Great Northern Road. Number 68 is located on the right a short distance past the entrance to Lillybank Place and opposite Kittybrewster School.

Location:

The properties central location of Great Northern Road is well situated for ease of access around the city and has strong public transport links. The area is also well served by local shops including retail parks at both Berryden and Kittybrewster.

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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.