



535 Clifton Road | Aberdeen | Aberdeen | AB24 4EN

Upgraded Two Bedroom Flat with Open Outlook

**Fixed Price £89,995**

We offer for sale the refurbished and upgraded two bedroom self contained upper apartment, set off the road with an open outlook to the front over a play area and to the rear over an open grassed amenity area.

The property is entered into the hallway with laminate flooring and gives access to the loft which is ideal for storage. The lounge is a particularly attractive room with picture window to the front, laminate flooring and ample space for a full range of lounge and dining room furniture. The kitchen is fitted with an excellent range of Mocha base and wall units with stainless steel handles, marble-effect worktop with matching splashback behind, integrated oven, hob with contemporary cooker hood above, under unit automatic washing machine and free-standing fridge/freezer, stainless steel sink and drainer, window to the rear.

The master bedroom is located to the front of the property and again has the benefit of an open outlook, ample space for a full range of bedroom furniture, laminate flooring; double bedroom two is situated to the rear and again is of good proportions. Completing the accommodation is the bathroom fitted with three piece suite comprising w.c., wash hand basin set in white high gloss toiletry storage unit, curved bath with thermostatic shower and curved shower screen, Aqua panelling, heated towel rail and opaque window.

To the rear there is a shared drying green and an area of exclusive garden ground bounded by mature trees.

## ACCOMMODATION

Hallway

Lounge/Dining Room

15'4" x 10'3" (4.67m x 3.12m) approx.

Kitchen

8'10" x 5'6" (2.69m x 1.68m) approx.

Master Bedroom

12'7" x 10'2" (3.84m x 3.1m) approx.

Double Bedroom

11'2" x 8'3" (3.4m x 2.52m) approx.

Bathroom

7'10" x 4'11" (2.39m x 1.5m) approx.

Gas Central Heating

Double Glazing

EPC Band C

The fitted floor coverings, blinds and light fittings, together with the white goods in the kitchen, are all to be included in the price.



**Lounge**



**Dining Area**



**Kitchen**



**Master Bedroom**



**Double Bedroom**



**Bathroom**

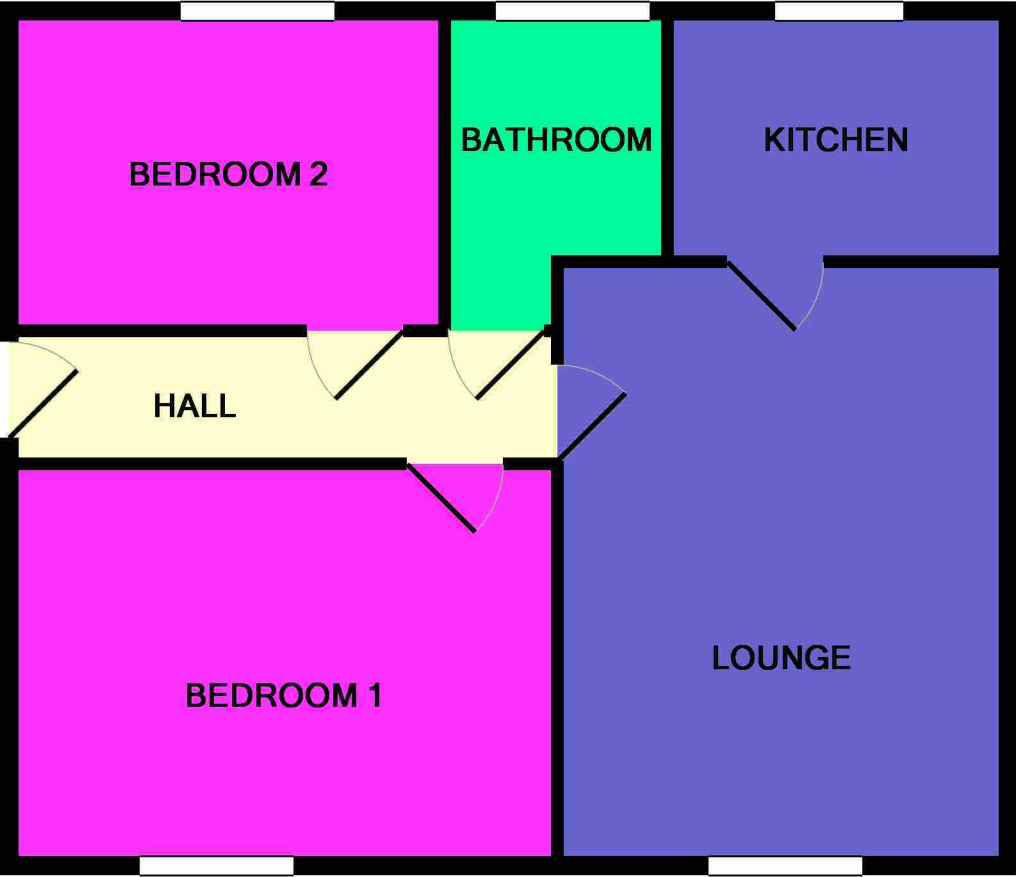




**External**



**Rear Garden Area**



**Floor Plan**

## Property location



### Directions

From the city centre travel north along George Street, continuing onto Powis Terrace and then Great Northern Road. Turn left onto Clifton Road and continue along for a good distance. Number 535 is located on the left hand side.

### Location

Clifton Road is conveniently placed for access to a good range of amenities and is within easy reach of the hospital complex and Foresterhill. The main ring road is close by, giving access to most parts of the city and making the business parks at Dyce and Bridge of Don easily accessible. The area is well served by local shops and public transport facilities.

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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.