



11 Bank Street | Ferryhill | AB11 7ST

One Bedroom First Floor Flat in Popular Ferryhill

Offers Over £82,500



We are delighted to offer for sale this beautifully presented one bedroom first floor flat, located in the popular suburb of Ferryhill, within walking distance of Aberdeen's main thoroughfare, the railway and bus stations and with easy access to the south.

The property is well presented throughout and is entered via security entry to the entrance hallway which is laid in Oak laminate flooring; the lounge has a large window overlooking the front allowing an abundance of natural light to enter the room, feature fireplace with marble-effect hearth and inset (NB. the gas fire is not in working order), two alcoves and Oak laminate flooring. The well appointed kitchen is located off the lounge and is fitted with an excellent range of base and wall units with stainless steel handles, marble-effect worktop, asterite sink and drainer, under unit fridge, slot-in gas cooker with extractor above, fittings for plumbing in washer/dryer, Oak flooring, concealed central heating boiler and window overlooking the front of the property. The bedroom is situated to the rear, offering a quiet, peaceful position, floor to ceiling triple wardrobes which extend into a recess, offering excellent shelf, hanging and storage space. Completing the accommodation is the shower room fitted with white three piece suite comprising w.c., wash hand basin with splashback tiling and mirror above and separate shower cubicle with Aqua panelling and thermostatic shower, vinyl flooring.

Outside, there is a shared drying green and usual mutualities.

### **UNDER HOME REPORT VALUATION**

### ACCOMMODATION

Entrance Hallway  
Lounge  
14'0" x 13'8" (4.27m x 4.17m) approx.  
Kitchen  
7'6" x 7'3" (2.29m x 2.21m) approx.  
Double Bedroom  
11'2" x 9'8" (3.4m x 2.95m) approx.  
Shower Room  
7'2" x 4'5" (2.18m x 1.35m) approx.

Gas Central Heating

Double Glazing

EPC Band C

The carpets and other floor finishes, blinds and light fittings, together with the white goods in the kitchen (with the exception of the washer/dryer) are to be included in the price and will remain.



**Lounge**





**Lounge**





**Lounge**





**Kitchen**





**Double Bedroom**





**Double Bedroom**





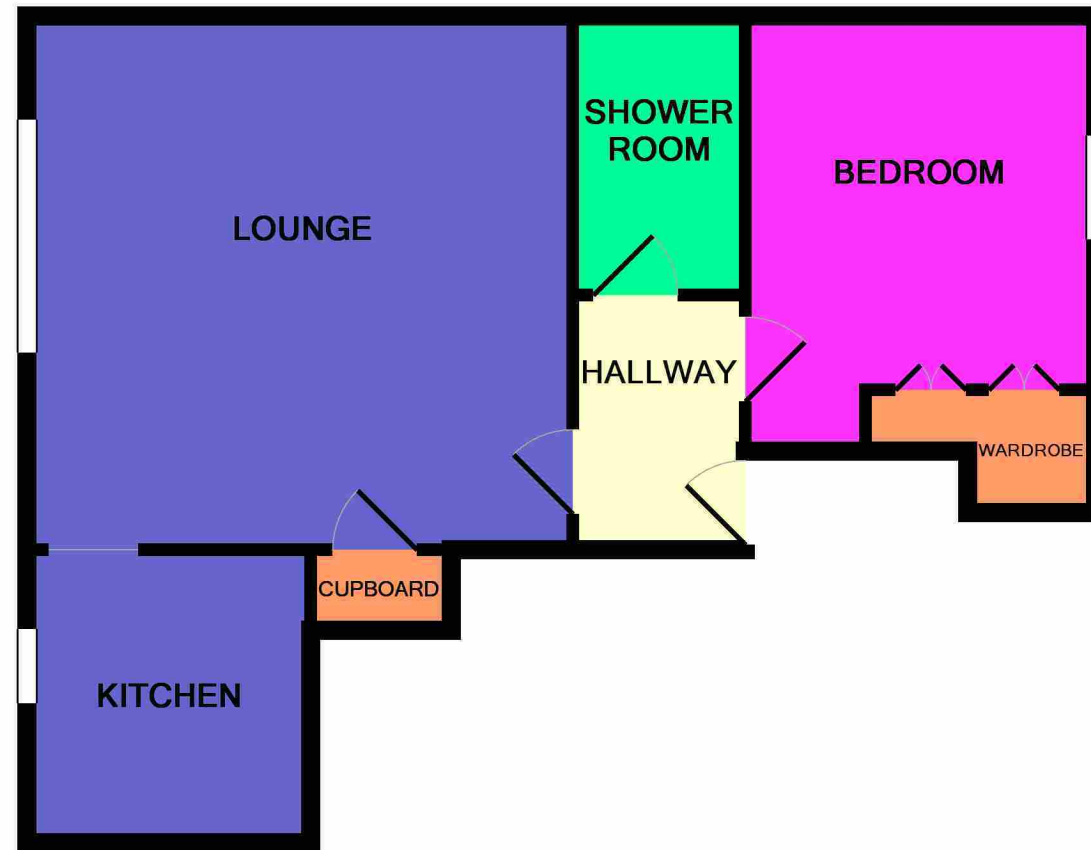
**Shower Room**





**Rear Garden**

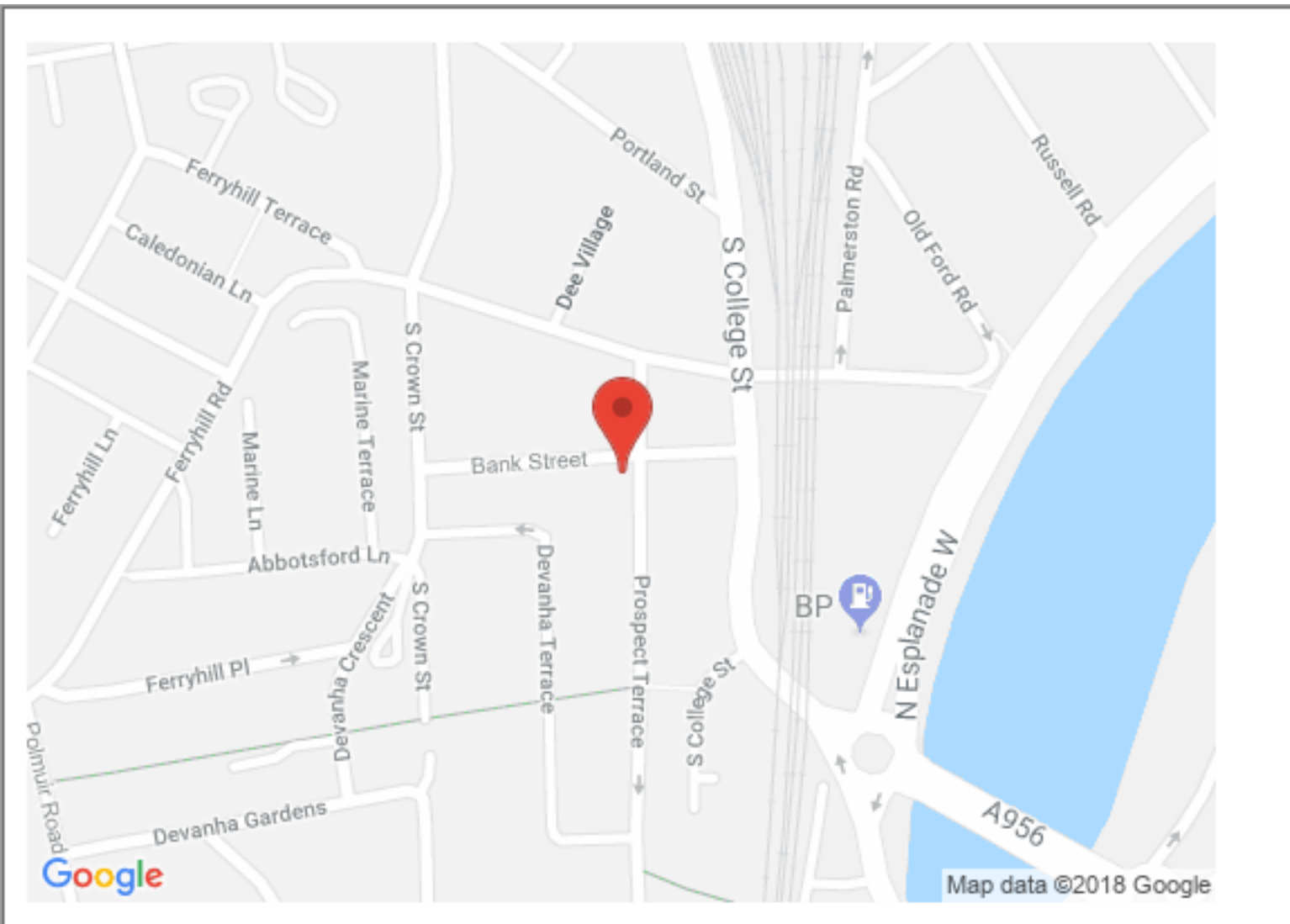




**FloorPlan**



## Property location



### Directions

Travelling from Union Street proceed onto Crown Street, continue to the very bottom, straight across the lights onto South Crown Street and then take a left onto Bank Street, No. 11 is situated a short distance along on the right hand side.

### Location

Bank Street is located in the popular Ferryhill area of Aberdeen. It has a range of local amenities and is within walking distance of the Duthie Park with its renowned Winter Gardens and children's play areas. Bank Street is also within walking distance of the city centre where there is a further range of shopping, recreational and leisure facilities and is also well positioned for the main Aberdeen Bus Depot and Railway Station. There are also good public transport facilities available making many parts of Aberdeen easily accessible from this property.

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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.