



26G Riverside Drive | Aberdeen | AB11 7DF

Attractive Two Bedroom First Floor Flat with Parking

Offers Over £175,000

Situated within a modern, purpose-built riverside development, we offer for sale this attractive two bedroom first floor flat. The property is well presented throughout and has been maintained and upgraded by the current owner to create a comfortable home in move-in condition.

The flat is entered via the hallway, giving access to the naturally bright open plan living space which comprises living, dining and kitchen areas, ideally laid out for entertaining. The kitchen is fitted with a range of modern gloss wall, base and drawer units overlaid with block work surfaces and incorporating various integrated appliances including an electric oven, hob, dishwasher and washing machine as well as a free-standing fridge/freezer.

The master bedroom is generously proportioned and features a built-in double wardrobe with mirrored sliding doors, further enhanced by the contemporary en suite shower room with feature wash hand basin and vanity unit.

The second double bedroom is also of good size, again benefiting from a built-in wardrobe with mirrored sliding doors and offering ample space for further free-standing furniture.

Finally the bathroom which is fitted with a three piece white suite comprising W.C., wash hand basin and bath with electric shower over, finished with modern tiled flooring.

The property is set within attractive landscaped grounds which are maintained under a formal factoring agreement. Convenient off-street parking is found in an allocated space within the shared car park.

ACCOMMODATION

- Lounge / Kitchen / Dining
23'0" x 14'4" (7.01m x 4.37m) approx.
- Master Bedroom
16'3" x 8'9" (4.95m x 2.67m) approx.
- En Suite
5'5" x 4'5" (1.65m x 1.35m) approx.
- Bedroom 2
11'2" x 8'7" (3.4m x 2.62m) approx.
- Bathroom
6'5" x 6'3" (1.96m x 1.91m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and most shades together with the white goods and the wardrobes in the master bedroom.

Gas Central Heating

Double Glazing

EPC Band C



Lounge / Kitchen / Dining



Lounge / Kitchen / Dining



Lounge / Kitchen / Dining



Lounge / Kitchen / Dining



Master Bedroom



Master Bedroom



En Suite



Bedroom 2



Bedroom 2



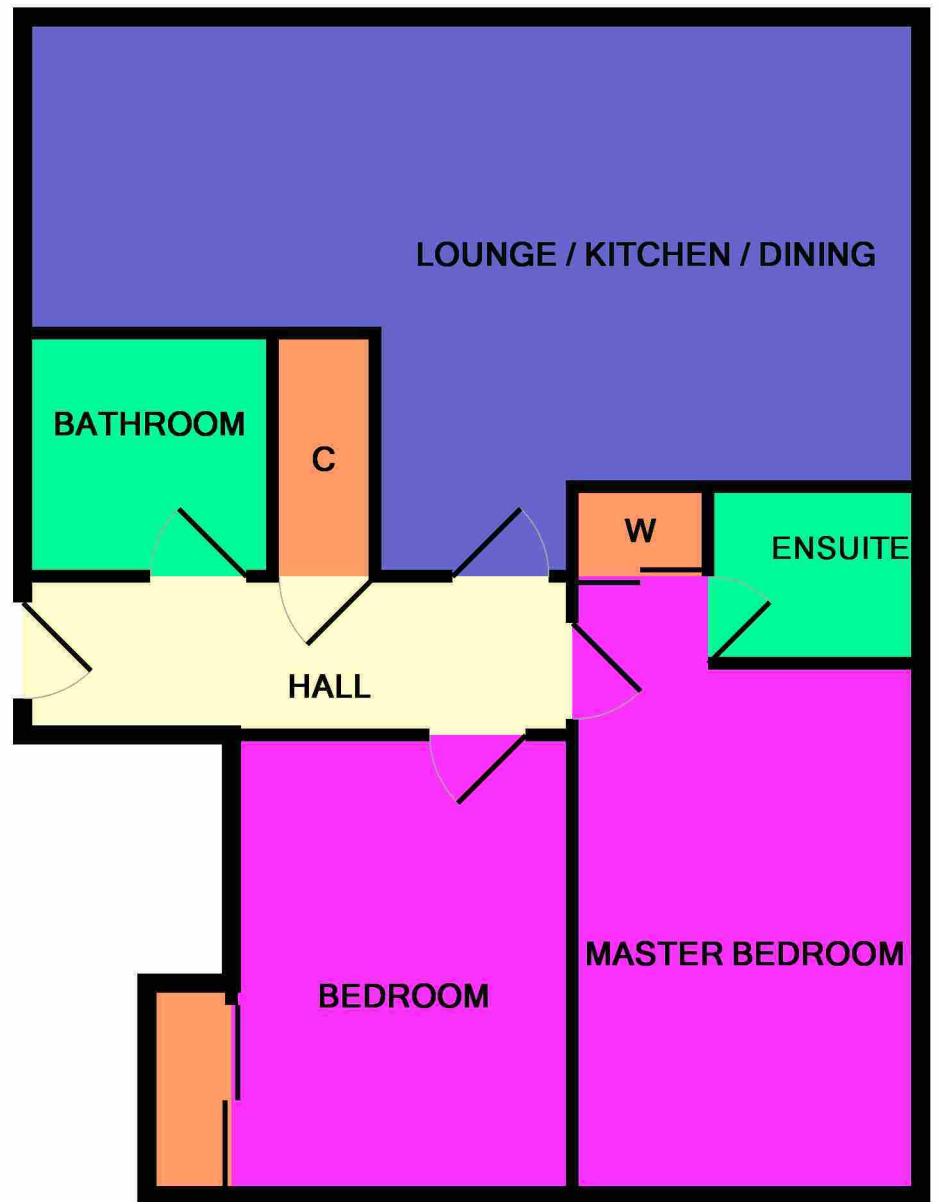
Bathroom



Landscaped Grounds

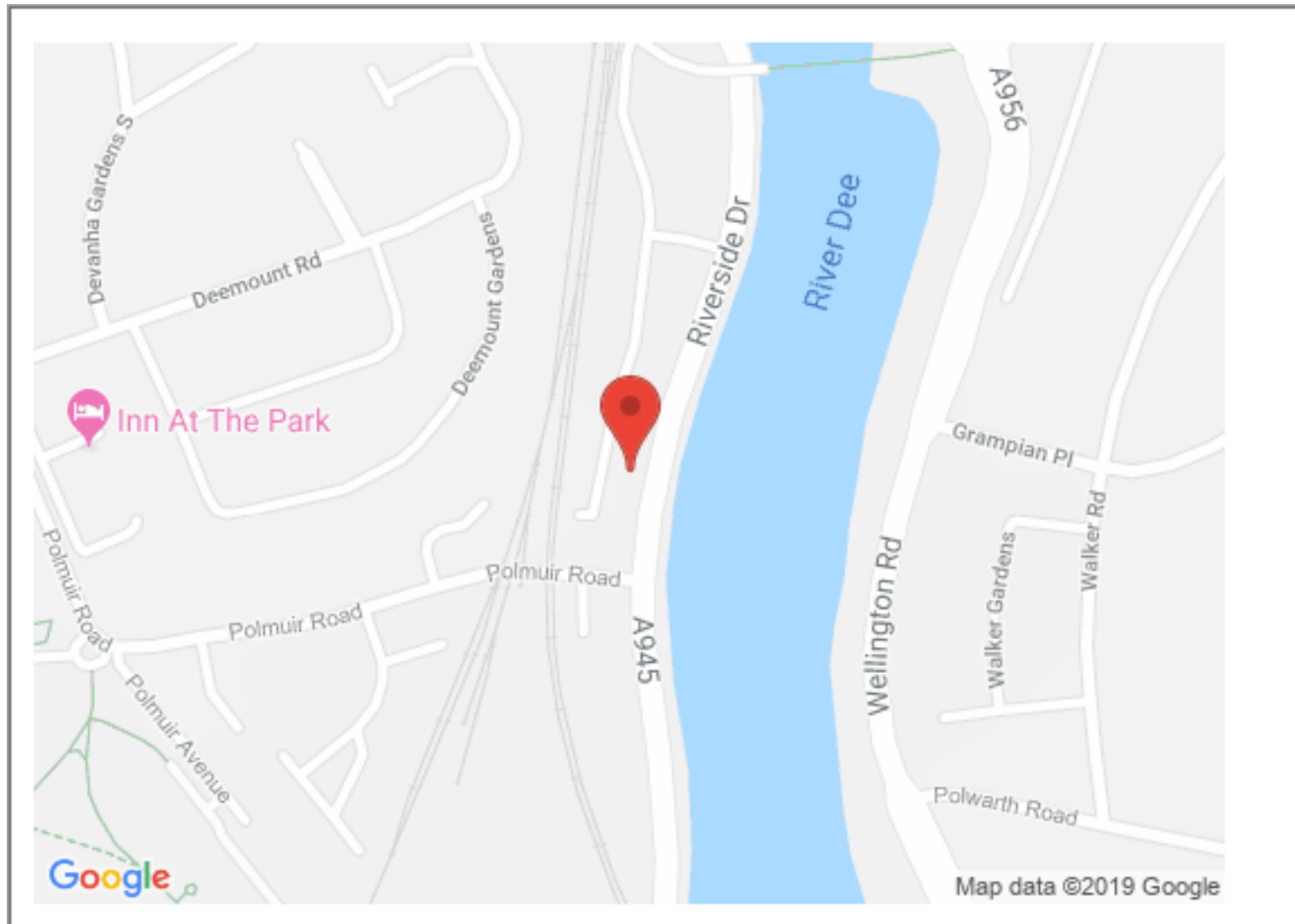


River Dee



Floorplan

Property location



Directions

Travel west on Union Street, continuing left onto Holburn Street and taking the second exit onto Great Southern Road at the roundabout. Continue ahead to the next round about and take the first exit onto Riverside Drive. Continue for some distance before reaching the development on the left hand side.

Location

Riverside Drive is located to the south of city centre, enjoying pleasant uninterrupted views across the river. Within close proximity is the Duthie Park with coffee shop, pond and Winter Gardens. Also within walking distance is Union Square with it's many retail outlets, restaurants and cinema. The bus and rail stations are close by, making travelling around the city and further beyond easily accessible.

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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.