



78 Kincorth Crescent | Aberdeen | AB12 5AN

Three Bedroom Self Contained Flat with Parking

Offers Over £139,950

We are pleased to offer for sale this well presented and very generously proportioned three bedroom self contained flat with spacious private driveway. The property is presented in an attractive and modern decor throughout and would easily allow the purchase to take immediate entry with ease. Undoubtedly the property would be suitable to a wide range of potential buyers with internal viewing highly recommended to fully appreciate the accommodation on offer.

The property firstly comprises of a spacious lounge with an outlook to the front of the property, a room which can easily accommodate a wide range of furnishings and leads to the kitchen. The kitchen is situated to the rear and has been fitted with a wide range of base and wall units providing ample storage and work surfaces along with fitted white goods such as the oven, gas hob, dishwasher, washing machine and fridge/freezer are all to be included within the sale. The kitchen also allows access to the rear garden.

The property boasts three well proportioned double bedrooms, all of which are easily capable of hosting a range of bedroom furnishings offering versatile space. The bathroom has been fitted with a white suite comprising a w.c., hand wash basin and shower over bath.

To the front of the property is the generous driveway, private to the property itself, offering parking for multiple vehicles. To the rear there is a private patio space with shared green areas.

It is also worth noting that all current furnishings would be available via separate negotiation, further enhancing the property's appeal to a variety of purchasers such as a first time buyer or buy to let investor.

Lounge
15'3" x 10'9" (4.65m x 3.28m) approx.
Kitchen
11'2" x 10'2" (3.4m x 3.1m) approx.
Double Bedroom
11'7" x 10'6" (3.53m x 3.2m) approx.
Double Bedroom
11'5" x 10'2" (3.48m x 3.1m) approx.
Double Bedroom
15'7" x 10'7" (4.75m x 3.23m) approx.
Bathroom
5'2" x 6'9" (1.58m x 2.06m) approx.

Gas Central Heating

Double Glazing

Private Driveway

Rear Garden

EPC Band C



Lounge



Lounge



Kitchen



Double Bedroom



Double Bedroom



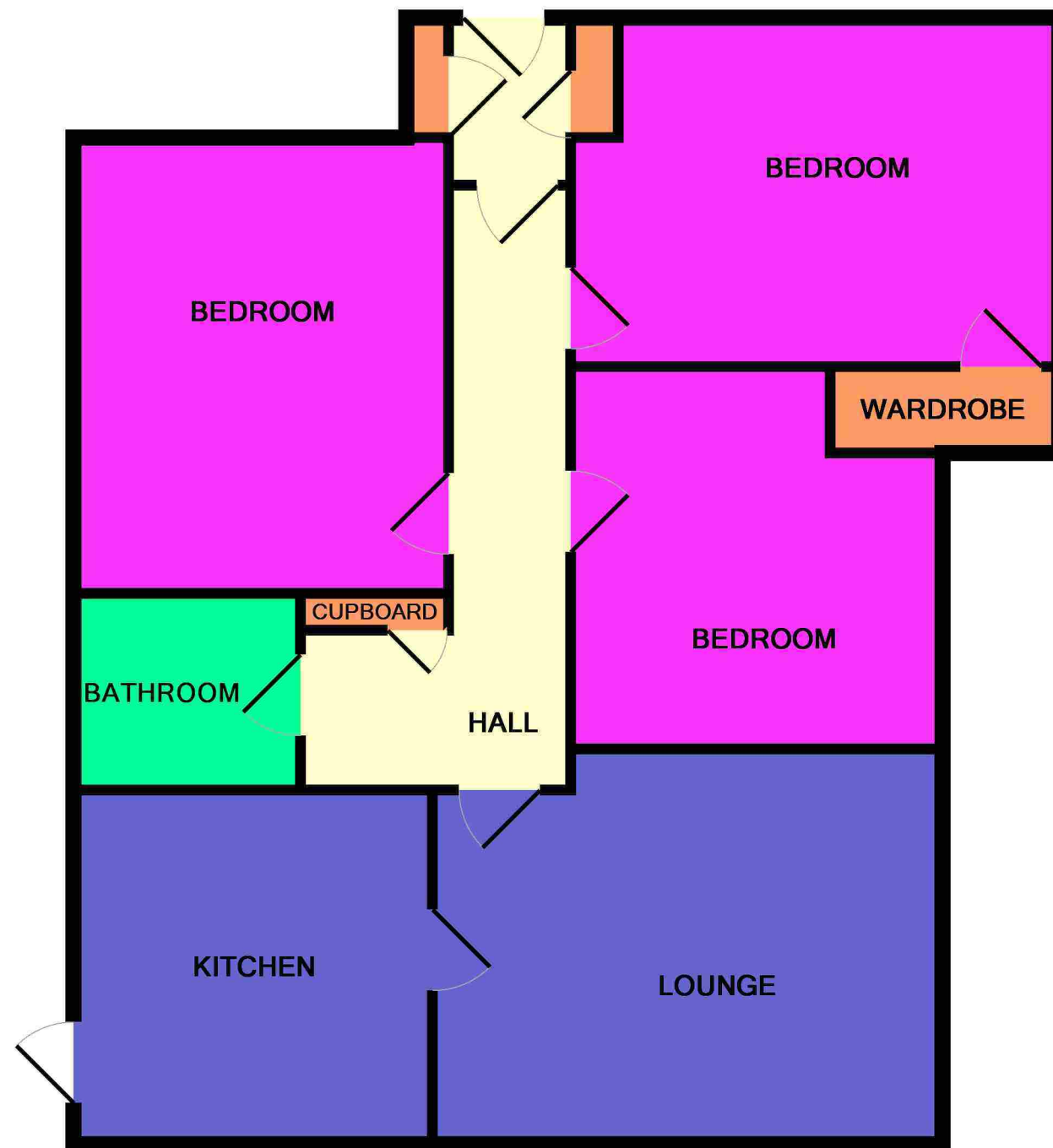
Double Bedroom



Bathroom



Garden



Floorplan

Property location



Directions:

From the west end of Union Street continue onto Holburn Street, at the roundabout take the second exit onto Great Southern Road; follow the road and continue across King George VI Bridge; at the roundabout take the second exit into Provost Watt Drive and turn first left; veer right into Kincorth Crescent.

Location:

Kincorth is located to the south side of Aberdeen and is particularly well served by local shops and public transport facilities. It is exceptionally convenient for oil related offices at nearby Altens and Portlethen and also provides easy access to the main road south. Close by is the River Dee with its lovely walks and also the Duthie Park with its popular Winter Gardens and children's play area.

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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.