



21 Ruthrieston Terrace | Aberdeen | AB10 7UG

Two Bedroom Top Floor Flat Close To RGU

Offers Over £145,000

We are delighted to offer for sale this two bedroom top floor flat, which is situated in a small exclusive purpose-built development, close to a host of local amenities and within walking distance of RGU.

The property is presented in excellent order throughout, offering an ideal first time purchase or buy-to-let investment, given the condition and location of this property.

With fresh, neutral decor throughout the property is entered via security entry system to the hallway which has two deep walk-in cupboards; the lounge is bright and airy and has ample space for a range of lounge and dining furniture. The kitchen is well equipped and fitted with an excellent range of white base and wall units with contrasting worktop and splashback tiling behind, gas hob with extractor above, under oven, under unit fridge and automatic washing machine. There are two full size double bedrooms each with the benefit of built-in wardrobe accommodation. Completing the accommodation is the bathroom fitted with white three piece suite comprising w.c., wash hand basin and bath with shower screen and curtain, thermostatic shower, toiletry storage shelf.

From the hallway there is access by Ramsay ladder to a loft which is lined, has light and provides extensive storage. Outside, there is an exclusive parking space and communal garden areas which are well maintained.

ACCOMMODATION

Reception Hallway

Lounge

13'0" x 11'9" (3.96m x 3.58m) approx.

Dining Kitchen

9'9" x 9'6" (2.97m x 2.9m) approx.

Double Bedroom 1

13'6" x 8'0" (4.12m x 2.44m) approx.

Double Bedroom 2

13'8" x 9'1" (4.17m x 2.77m) approx.

Bathroom

7'5" x 5'8" (2.26m x 1.73m) approx.

Gas Central Heating

Double Glazing

Security Entry System

EPC Band C

The carpets and other floor coverings, curtains and light fittings, as well as the white goods in the kitchen, are included in the price and will remain.



Hallway



Lounge/Dining Room



Lounge Area



Dining Area



Dining Kitchen



Master Bedroom



Master Bedroom



Bedroom



Bedroom



Bathroom



Parking Area



Communal Grounds



View

Property location



Directions

From the west end of Union Street turn into Holburn Street and continue for some distance passing through the roundabout at Great Southern Road. Continue to the end of the road and turn right into Ruthrieston Road and take the second left into Ruthrieston Terrace.

Location

Ruthrieston Terrace is situated to the far end of Holburn Street, accessed off Ruthrieston Road and well situated for those studying at the RGU complex at Garthdee. Nearby is the Bridge of Dee with its excellent retail units which comprise of two large supermarkets and other retail outlets. There are also good public transport facilities close by making the city centre easily accessible and it would also be particularly convenient for those working at the oil related offices to the south of the City.

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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.