



49 Urquhart Road | Aberdeen | AB

One Bedroom First Floor Flat close to Aberdeen University Campus

**Offers Over £69,000**

This one bedroom first floor flat is located in an area close to Aberdeen University Campus, Aberdeen City Centre and Aberdeen Beach, with its many recreational and leisure attractions, making this property ideally situated for those looking for a home within walking distance of these popular areas.

The flat itself is entered via security entry system to the central hallway with storage cupboard, high level meter cupboards and access to all accommodation. The lounge is bright and airy with a window overlooking the front, feature fireplace with wooden surround and tiled hearth with fitted Living Flame fire, alcove cupboard, ceiling rose and cornicing. The kitchen has been upgraded with Beech base and wall units with stainless steel handles, contrasting worktop and matching splashback, display areas with feature lighting, under unit lighting, built-in double oven, ceramic hob with contemporary cooker hood above, stainless steel sink and drainer, space for dining, window to the rear. The bedroom is to the front of the property and has a full wall of wardrobe space and ample space for further bedroom furniture. Completing the accommodation is the fully bathroom fitted with white three piece suite comprising w.c. and wash hand basin set in bathroom furniture offering toiletry storage space, fitted mirror with feature lighting, bath with thermostatic shower over and glazed shower screen.

Outside, to the rear there is a fully enclosed garden laid mainly to lawn with well maintained cellar block. A cellar pertains exclusively to the property.

ACCOMMODATION

Hallway  
Lounge  
12'10" x 11'7" (3.91m x 3.53m) approx.  
Dining Kitchen  
11'8" x 9'9" (3.56m x 2.97m) approx.  
Double Bedroom  
12'10" x 7'7" (3.91m x 2.31m) approx.  
Bathroom  
6'9" x 5'4" (2.06m x 1.63m) approx.

Double Glazing

Security Entry System

EPC Band E

The carpets and other floor coverings, curtains and light fitments are to be included in the price.



**Communal Hallway**



Lounge



**Lounge (aspect 2)**



**Dining Kitchen**



**Dining Kitchen (aspect 2)**



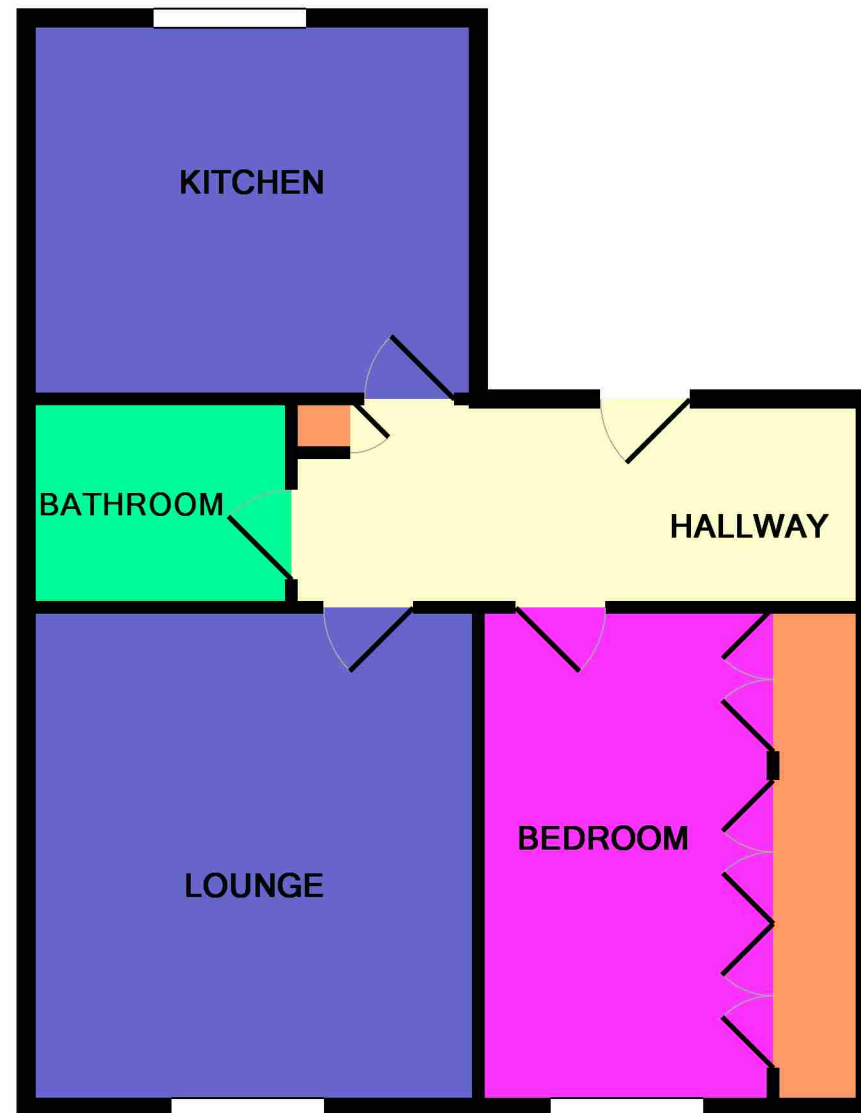
**Double Bedroom**



**Bathroom**



**Rear Garden**



TOTAL APPROX. FLOOR AREA 504 SQ.FT. (46.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Floor Plan

### Property location



#### Directions:

Travelling from Union Street continue onto King Street, proceed a good distance along and Urquhart Road is situated on the right hand side. If you are travelling by car at the first set of traffic lights on King Street turn right onto East North Street and at the roundabout turn left onto Park Street. Continue all the way along keeping to the right and this takes you to the junction with Urquhart Road. Take a left here and No. 49 is situated on the right.

#### Location:

Urquhart Road is situated off King Street, well placed for an excellent range of local amenities, also for Aberdeen University and the city centre where there is a further range of shopping, recreational and leisure facilities. It is also within easy reach of Aberdeen Beach with its many recreational and leisure facilities and within direct commuting along to Bridge of Don, Dyce and Aberdeen Airport.

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