



17 Prospect Terrace | Ferryhill | AB11 7TB

One Bedroom Ground Floor Flat in the Ever Popular Ferryhill Area

Fixed Price £109,500

We are pleased to offer for sale this beautifully presented ground floor flat which is shared by only one other property, in an extremely well maintained granite building. The flat itself has a secure entry door which leads to the communal hallway, which is in excellent decorative order, as is the shared basement area and rear garden.

The internal hallway gives access to all the accommodation. The lounge is freshly decorated and has a large picture window overlooking Prospect Terrace, which has ample residents' parking. The property has a modern GCH combi-boiler which is housed in an alcove cupboard in the lounge. A further alcove cupboard has display shelving and the lounge also has a wall mounted gas fire, traditional ceiling cornicing and a central light fitment, completing the room. The recently upgraded kitchen has modern white high gloss base and wall units, oak laminate worktop, electric hob with splashback, built-in oven, cooker hood, free standing fridge freezer and automatic washing machine. There is a breakfasting area and modern lighting. The double bedroom enjoys a quiet position to the rear of the property, and has very generous storage cupboards, a large wardrobe with shelving, and ample space for free standing furniture. Completing the accommodation is the modern bathroom, fitted with Aqua panelling and modern white 3 piece bathroom suite and wall mounted mirror, as well as a thermostatic shower and window to the rear.

In the basement there is an exclusive, private locked storage cupboard and a large, secure shared basement area.

Outside to the front, there is an exclusive garden laid with granite chips for ease of maintenance, whilst the rear garden is fully enclosed and well maintained, with lawn and shrubbery in the borders.

ACCOMMODATION

Reception Hallway
7'0" x 3'3" (2.13m x .99m) approx.

Lounge
12'1" x 11'8" (3.68m x 3.56m) approx.

Breakfasting Kitchen
12'3" x 5'10" (3.73m x 1.78m) approx.

Double Bedroom
12'1" x 8'9" (3.68m x 2.67m) approx.

Bathroom
8'10" x 4'1" (2.69m x 1.24m) approx.

Gas Central Heating

Double Glazing

Security Entry System

EPC Band ??

The carpets and other floor finishes, curtains, blinds and light fitments are to be included in the price and will remain. The furniture and furnishings may, if desired, be included in the sale.



External



Lounge



Breakfasting Kitchen



Breakfasting Kitchen



Double Bedroom



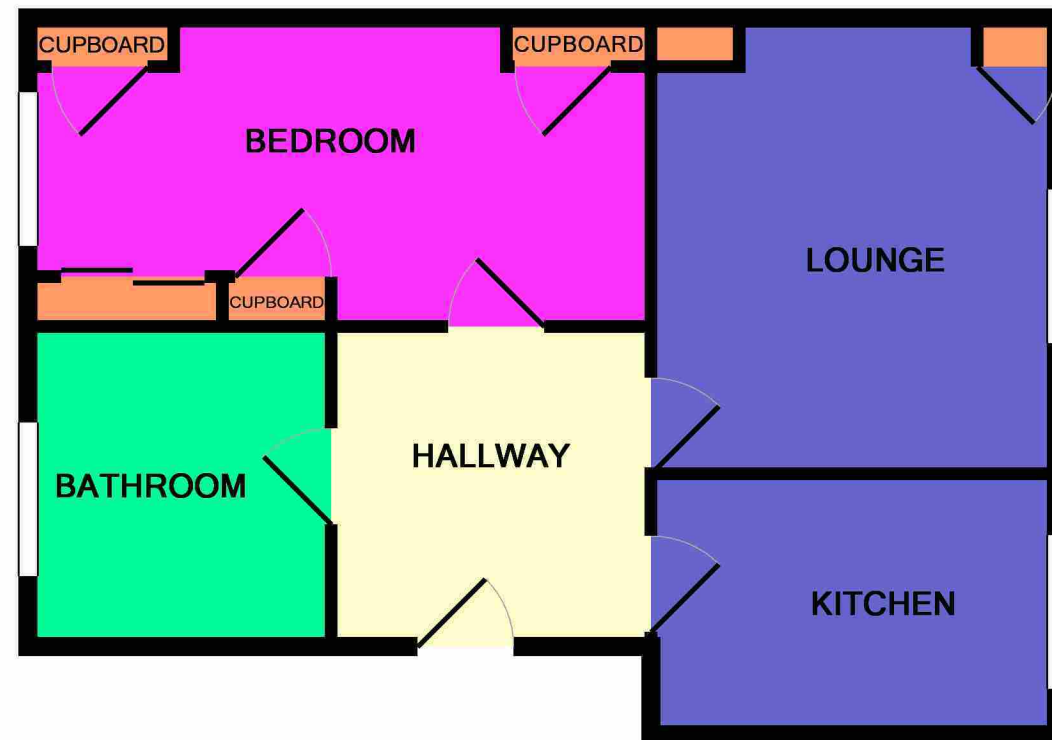
Double Bedroom



Bathroom



Rear Garden



Floor Plan

Property location



Directions: From Union Street (at the Music Hall junction) travel down Crown Street and through the first set of traffic lights; at the second lights turn left into Millburn Street and take first right into Prospect Terrace, continue straight ahead at the junction and No 17 is a short distance along on the left hand side.

Location: Ferryhill is an extremely popular area well served by local shops, public transport, bars and restaurants and given its central location is close to Aberdeen's main shopping thoroughfare as well as bus and rail links. The Duthie Park and Winter Gardens are also within walking distance as is the walkway along the Deeside Railway Line.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

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.