



73C Forest Road | Aberdeen | AB15 4BJ

Four Bedroom Double Upper Apartment

**Fixed Price £290,000**



We are delighted to offer for sale this exclusive four bedroom double upper apartment which enjoys a prime west end location. The property has been well maintained and offers a stylish and neutral decor. The property also offers versatile and spacious accommodation which could easily be configured to suit a wide range of requirements.

The property offers a spacious lounge to the front of the property which features a large bay window flooding the room with natural light, another defining feature of the room is the original fireplace. To the rear is the dining kitchen, a spacious room which has been fitted with a substantial range of white base and wall units with co-ordinating light wood work surfaces. The room also features space for dining with alcove storage and a pleasant outlook over the rear.

On the first floor level there is the master bedroom. This spacious room overlooking the front of the property, features a large window allowing plenty of natural light. There is ample space for freestanding furniture. A further double bedroom overlooking the rear of the property again with ample space for freestanding bedroom furniture. Completing this level is the family bathroom with an opaque glazed window allowing natural light, fitted with a WC, bath with Shower over and glazed screen and a wash hand basin set into a vanity unit.

On the second level, there are a further two double bedrooms both completed in neutral décor. On this floor there is an additional shower room with a Velux window and fitted with a WC, wash hand basin and shower enclosure. There are also fitted base/vanity units with co-ordinating work tops. A door leads to the utility area housing the washing machine and tumble dryer

Internal viewing is highly recommended to fully appreciate the level of accommodation that is on offer and the prime location of this property.

It is also worth noting that current furnishing such as various bed frames, wardrobes, white goods including the American style fridge freezer and lounge furnishings including the sofa and coffee table are to remain as part of the sale.

## ACCOMMODATION

### (First Floor)

Lounge

19'1" x 14" (5.82m x 4.27m) approx.

Kitchen/Dining Room

14'1" x 12'1" (4.29m x 3.68m) approx.

Bathroom

9'1" x 5'7" (2.77m x 1.7m) approx.

Master Bedroom

15" x 10'11" (4.57m x 3.33m) approx.

Double Bedroom

11" x 10'3" (3.35m x 3.12m) approx.

### (Second Floor)

Double Bedroom

14'1" x 12'1" (4.29m x 3.68m) approx.

Double Bedroom

11'2" x 10'5" (3.4m x 3.18m) approx.

Shower Room

13'7" x 9'9" (4.14m x 2.97m) approx.

Gas Central Heating

Double Glazing

Prime West End Location

EPC Band - D





Lounge





**Kitchen**





**Dining Area**





**Master Bedroom**





**Bathroom**





**Double Bedroom**





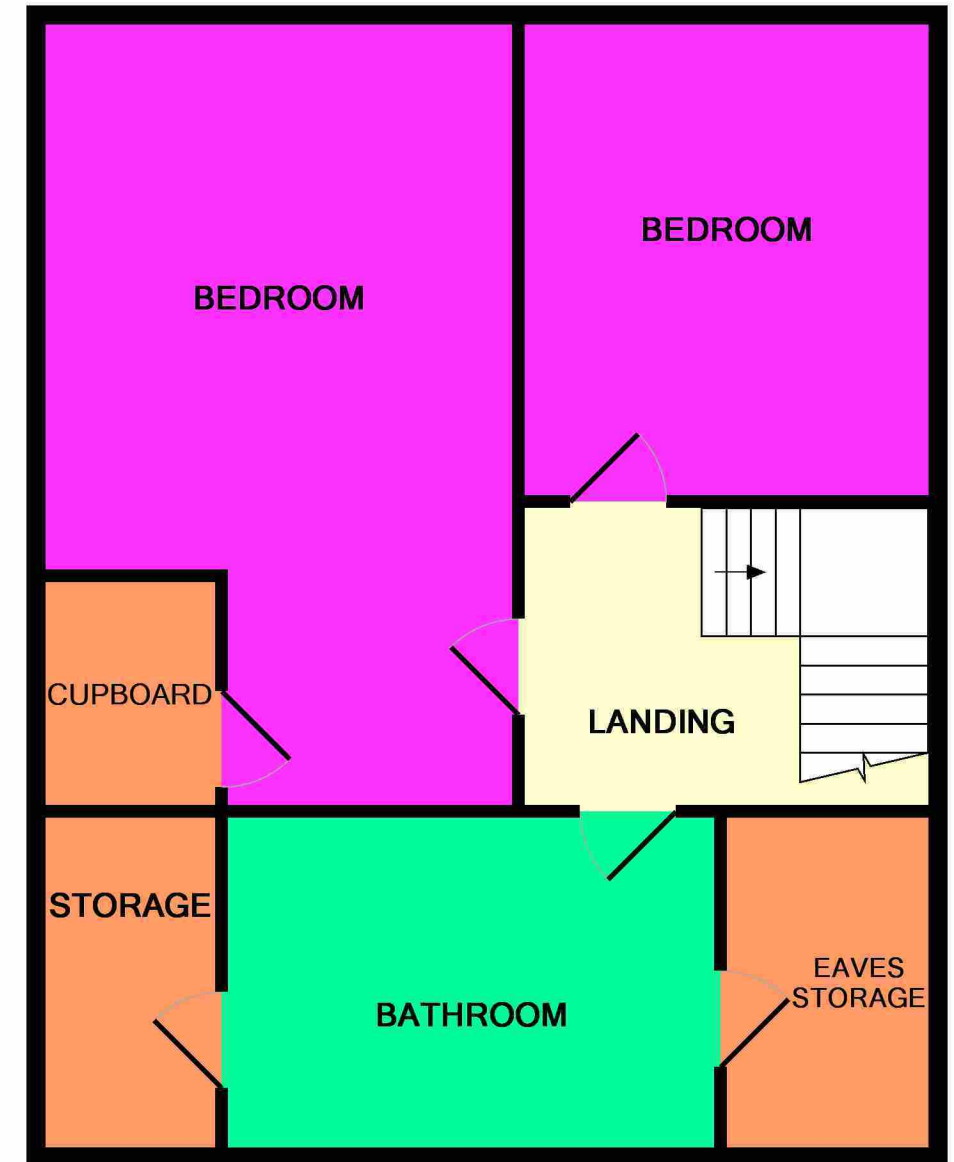
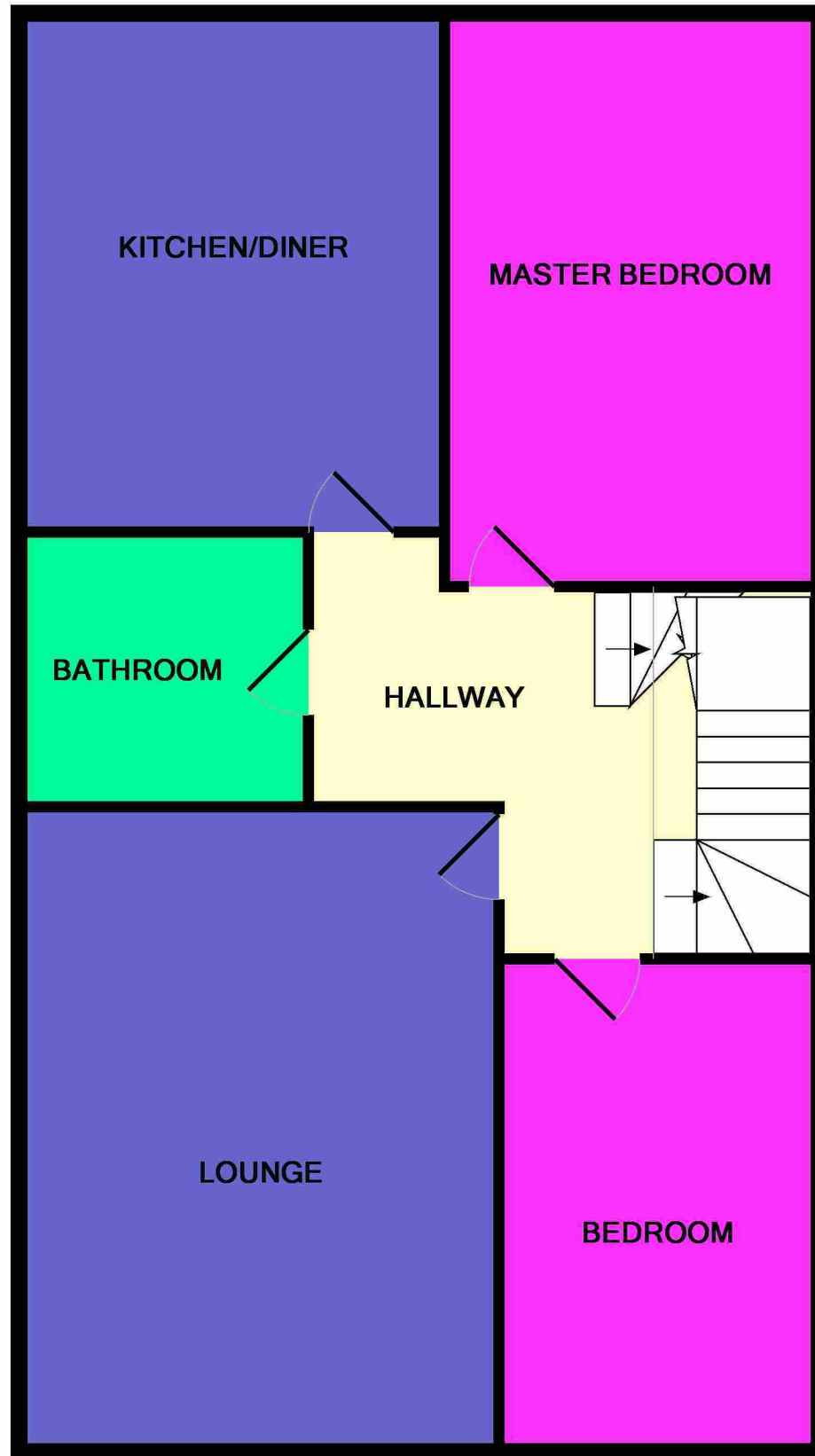
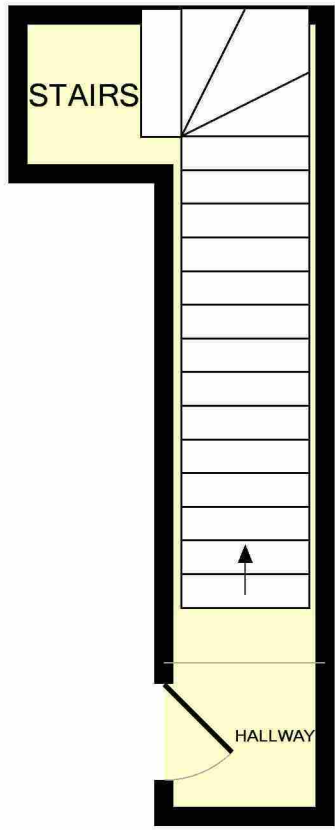
**Shower Room**





**View**

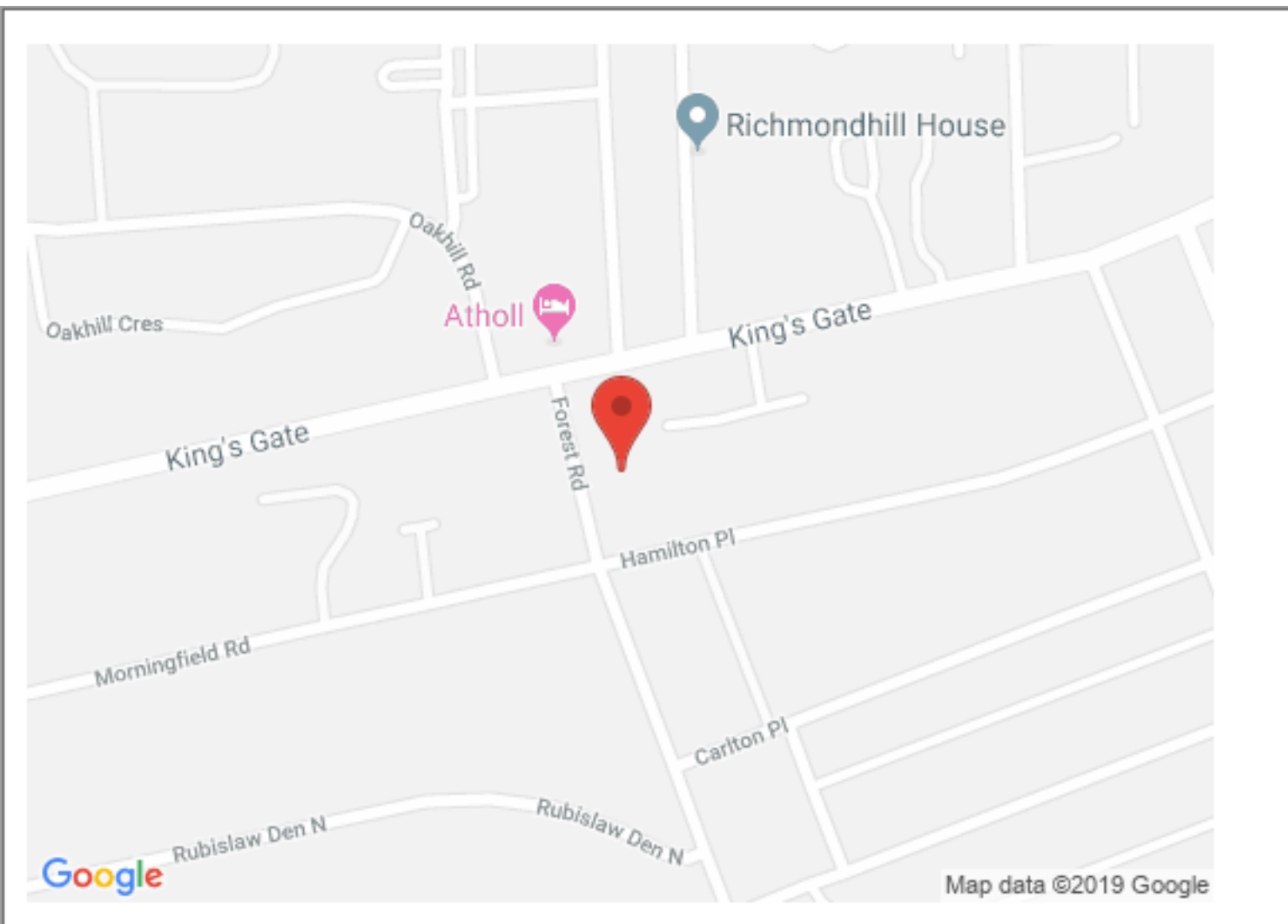




# Floorplan



## Property location



Directions Travelling from Union Street continue onto Alford Place, Albyn Place and straight over the roundabout at Fountainhall Road onto Queens Road. At the next roundabout exit to the right onto Forest Road, continue a good distance along Forest Road and the property is situated on the right hand side on the corner of Hamilton Place.

Location Forest Road is situated in Aberdeen's west end, a pleasing wide tree lined street with the property located on the corner of Forest Road and Hamilton Place, enjoying an open aspect. There is a good range of public transport facilities on Kings Gate providing access to the city centre. The area is served by a small range of local shops and is well positioned for the office complexes that are situated on Queens Road and to the west end of Aberdeen. A short drive leads to the main Aberdeen ring road providing easy commuting to further office and industrial complexes that are located to the north and south of the city. The situation of the property is also ideal for Aberdeen Royal Hospital complex.

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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.