



171 Faulds Gate,
Kincorth, Aberdeen, AB12 5RB

**ledingham
chalmers**
estate agency



Kitchen



Kitchen

Two bedroom ground floor flat

- Fantastic location close to local amenities
- Ample on street parking available
- Generous accommodation all on one level
- Well equipped Kitchen with Utility Room
- Bright and airy Lounge with quiet aspect to rear
- Two good sized Double Bedrooms



Utility Room



Two beds.



One bathroom.



One public room.

We are pleased to bring to the market this spacious two bedroom ground floor flat which offers the potential for modernisation and upgrades throughout.

Benefiting from the comforts of gas central heating and double glazing, the property is an ideal purchase for first time buyers or buy to let investors due to the fantastic location on offer.

Upon entry into the building, the well maintained communal hallway provides access to the flat and an exclusive storage cupboard is directly outside the flat door providing excellent storage.

On entry to the flat, the extensive hallway provides access through to all accommodation and boasts a built-in cupboard providing generous storage.

The lounge is a spacious room, offering ample space for a range of living furniture and the fireplace creates a cosy atmosphere with lovely views across the rear garden.

Also enjoying an outlook to the rear, the kitchen is well equipped and fitted with a range of base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer with tiled splash back behind, breakfast bar and space available to host kitchen appliances.

An archway from the kitchen provides access to the utility room which could equally be used as a small dining room or office if desired. A door from the utility room provides access out to the rear garden which has an exclusive, fully enclosed patio area and a shared drying green behind.



Bedroom



Bedroom



Shower room

There are two bedrooms, both generous in size, offering space for a range of bedroom furniture. Both rooms are decorated in neutral tones with a fitted carpet and one room boasts excellent built-in wardrobes with cupboard space above.

The modern shower room is a real bonus, having been newly fitted and comprising of a shower enclosure, WC and wash hand basin set into gloss vanity unit.

There is an exclusive garden to the front which has been laid in paved patio for low maintenance and there is ample on street parking available to the front of the building.

Worthy of mention, there are TV points in both the lounge and kitchen, hive controlled central heating and full fibre broadband has been installed.

Early viewing is highly recommended to appreciate the generous level of accommodation on offer.



Exterior

Accommodation

Lounge	13'1" x 15'6"	3.99m x 4.73m
Kitchen	9'0" x 11'3"	2.74m x 3.43m
Bedroom	16'5" x 9'8"	5.01m x 2.95m
Bedroom	12'5" x 9'8"	3.79m x 2.95m
Bathroom	7'10" x 6'1"	2.39m x 1.85m
Utility Room	6'4" x 4'7"	1.93m x 1.4m



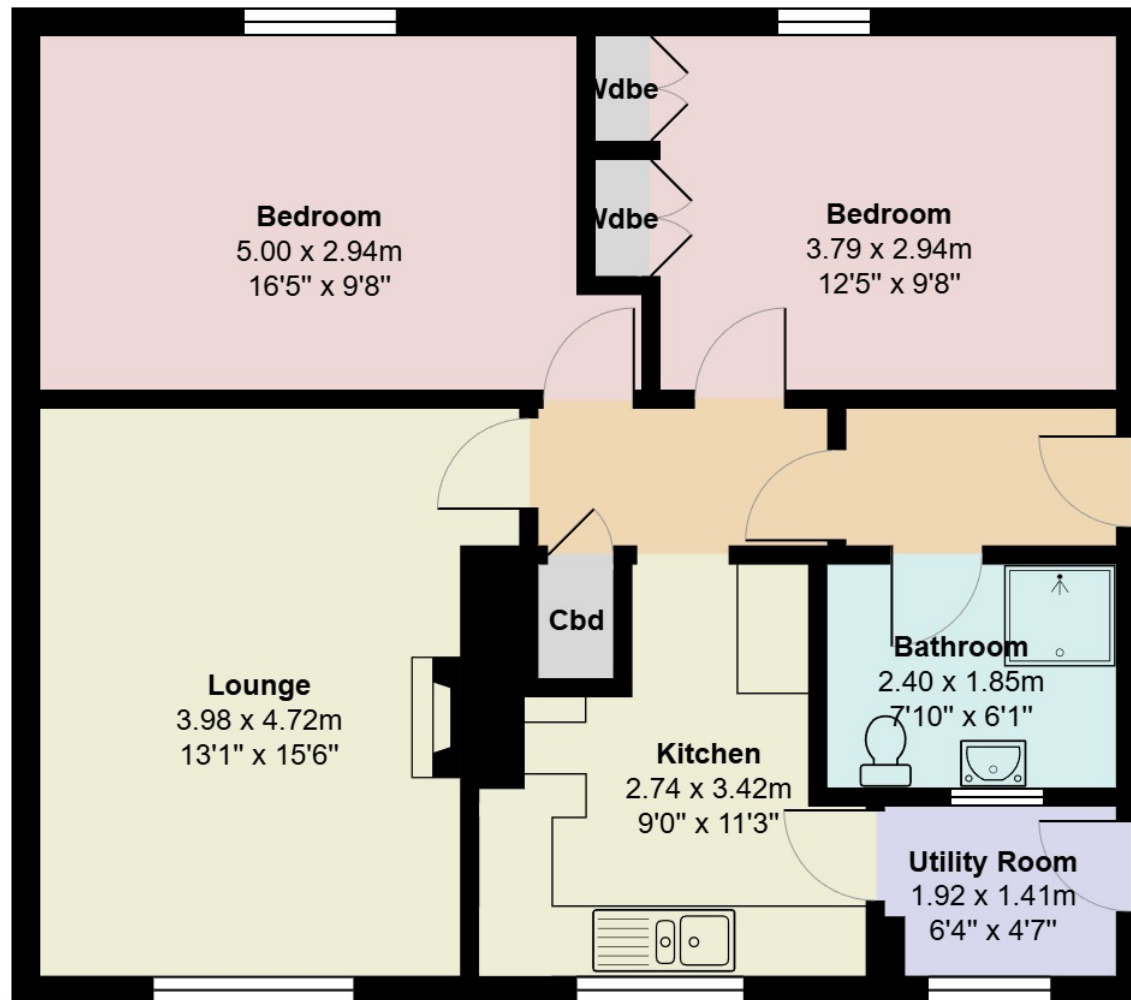
Front Garden



Rear Garden

Floorplan

171 Faulds Gate



Directions

From the west end of Union Street, turn left into Holburn Street and continue through the traffic lights to the first roundabout, and take the second exit on to Great Southern Road. Continue through the next two roundabouts, crossing the King George VI Bridge and proceeding straight ahead up the hill on to Provost Watt Drive. Faulds Gate is the third turning on the right.

Location

Kincorth is a popular, established, residential area which lies within easy reach of Aberdeen City Centre by car or via the regular bus service. Local amenities are well catered for with Primary and Secondary Schools, local shops serving everyday needs, leisure activities including swimming pool and sports centre, community facilities, and public transport all at hand. The Supermarkets and other retail outlets at the Bridge of Dee, as well as the Industrial Estates at Tullos and Altens, and Robert Gordons University Garthdee Campus, are all readily accessible.

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 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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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