



67 Abbey Square

Torry, Aberdeen AB11 9LF



mackinnons
solicitors



Entered via a uPVC door with glazed panel, this bright reception hall provides access to most ground floor accommodation.

The bright lounge features a large picture window overlooking the front of the property, ample space for a range of furnishings.

A well appointed kitchen is fitted with a wide range of modern wall and base units in a gloss finish. Extensive work surface with matching back panels. 1.5 bowl sink with mixer tap and drainer. The integrated appliances will be included in the sale. Window overlooks the rear garden, and archway leads to the dining area.

The spacious dining area is fitted with additional wall and base units with ample work surfaces incorporating a good sized breakfast bar. Double French doors lead to the fully enclosed rear gardens. Space for a free standing fridge/freezer.

Centrally set, a useful cloakroom is fitted with a white two piece suite. Heated towel rail and expel air.

Upstairs, there are two spacious double bedrooms and a further good sized single bedroom, all boasting ample wardrobe facilities.

A modern shower room fitted with white two piece suite and fully aqua-panelled shower enclosure completes the accommodation.

Externally, the property features a lock block drive to the front with Pod Point car charger to remain. The well maintained fully enclosed rear garden enjoys a south east aspect and features an area of lawn with borders and an elevated timber sun deck.

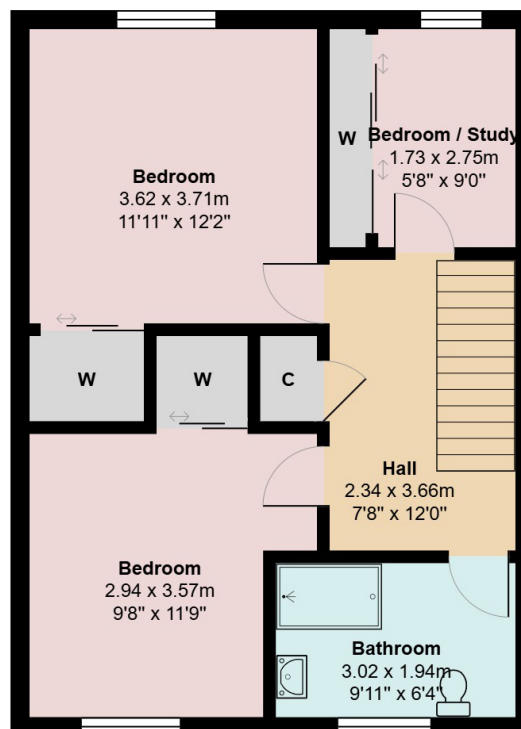
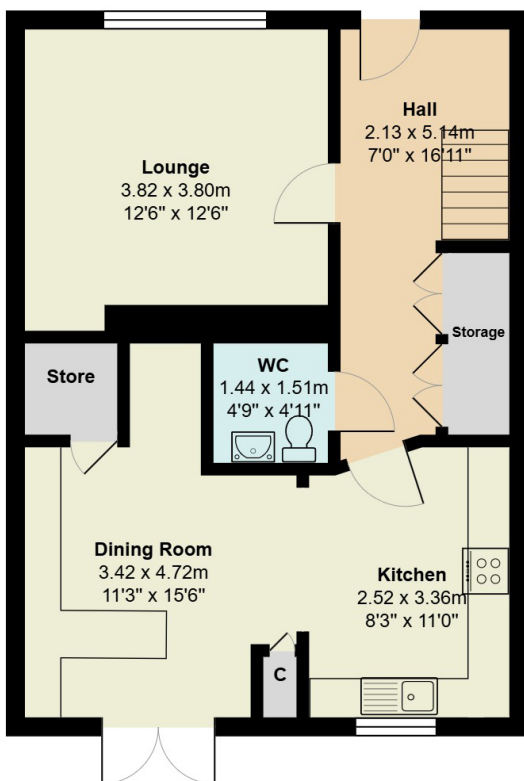
We offer for sale this deceptively spacious three bedroom mid terraced dwelling house, situated in an established residential area of Torry, the property has been sympathetically altered to form light and airy accommodation spanning two floors.

The property enjoys the comforts of gas central heating and double glazed windows. The accommodation comprises an entrance hall, lounge and kitchen/dining area on semi open plan, cloakroom on the ground floor and three bedrooms and shower room on the first floor. Viewing of this well maintained family home is highly recommended.





- Bright Lounge
- Open Plan Kitchen/
Dining Area
- Three Bedrooms
- Modern Shower Room
- Attractive Garden
and Driveway
- Popular Location



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

Council Tax

Band C

EPC

Band C

Entry

By Arrangement

Viewing

Contact Solicitors
01224 868687

our services

- Sales
- Purchases
- Leasing
- Property
Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine

 **WORLD
LAND
TRUST™**
www.carbonbalancedpaper.com

produced by xci.com | 01224 878799