



47 Ruthrieston Court

Riverside Drive, Aberdeen AB10 7QF



mackinnons
solicitors



From the reception hall a door leads into the bright and airy lounge, which lies partially on open plan to the dining kitchen. Of neutral decoration throughout, the lounge features laminate wood effect flooring, whilst providing ample living space for both relaxation and formal dining. Central to the lounge is an attractive fireplace with electric fire, while the charming bay window allows for plentiful natural light and lovely views through the trees to the River Dee.

Within the kitchen a raised breakfast bar area is ideal for informal dining. Fitted with a good range of base, wall and display units, the L-shaped work surface with splashback tiling incorporates a 1.5 stainless steel sink with drainer and a four ring electric hob with extractor fan above. Within the kitchen there is a range of appliances.

Overlooking the rear of the development, double bedroom one is of neutral decor and grey carpeting, while a double wardrobe with mirrored sliding panel doors provides shelf and hanging space. Bedroom one also boasts an en-suite shower room. Double bedroom two is of neutral decoration to complement the grey carpeting and includes a double fitted wardrobe.

Completing the living accommodation is the bathroom which is inclusive of a white three piece suite, with mains shower over the bath.

The apartment is situated within an attractive modern style development overlooking the River Dee. With the communal areas maintained under a formal factoring arrangement, the apartment has the benefit of an allocated parking space.

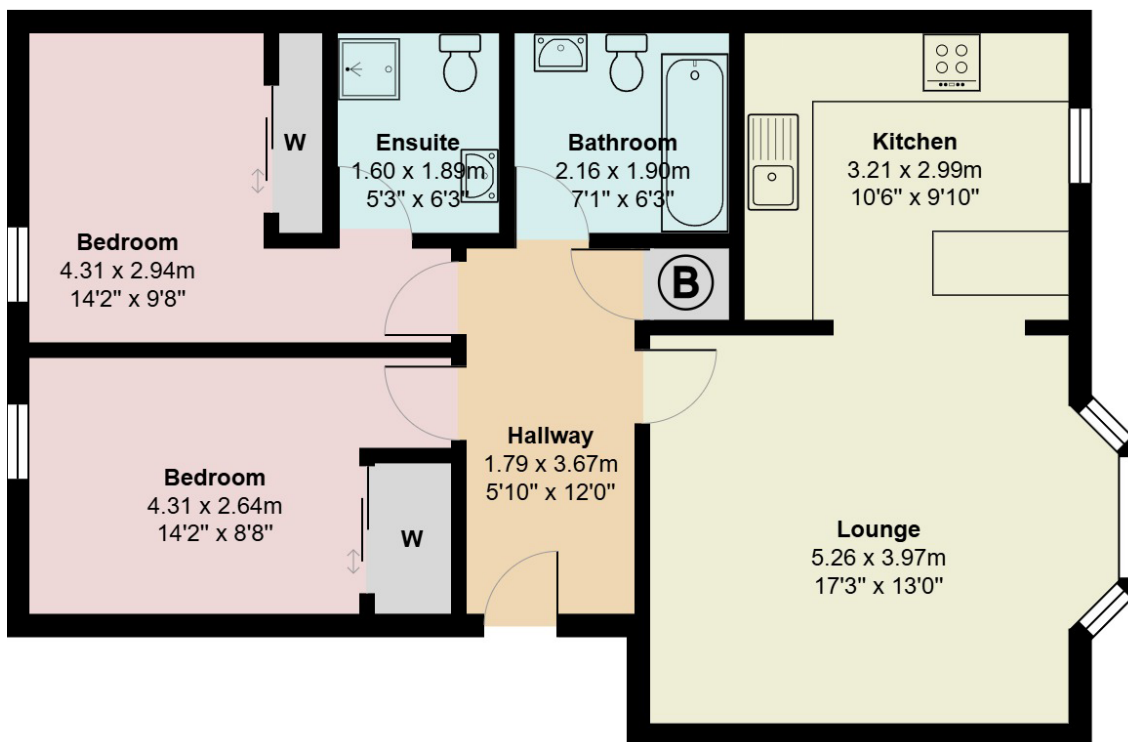
We are delighted to offer for sale this well appointed two bedroom second floor executive apartment with allocated parking space, enjoying elevated views across to the River Dee. Situated within an attractive residential setting, this bright and welcoming apartment is ready to move into with a minimum of fuss.

The apartment entrance door leads into the inviting reception hall, which is of neutral decoration to complement the laminate wood effect flooring. An elevated cupboard houses the electricity apparatus, while a further cupboard houses the hot water cylinder and shelving. The security entry handset is also located within the hall.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Two Bedrooms
- En-Suite and Bathroom
- Secure Entrance
- Secure Bike Store
- Allocated Parking



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 E

EPC

Band C

Entry

By Arrangement

Viewing

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