



# 21<sup>H</sup> Ashgrove Road

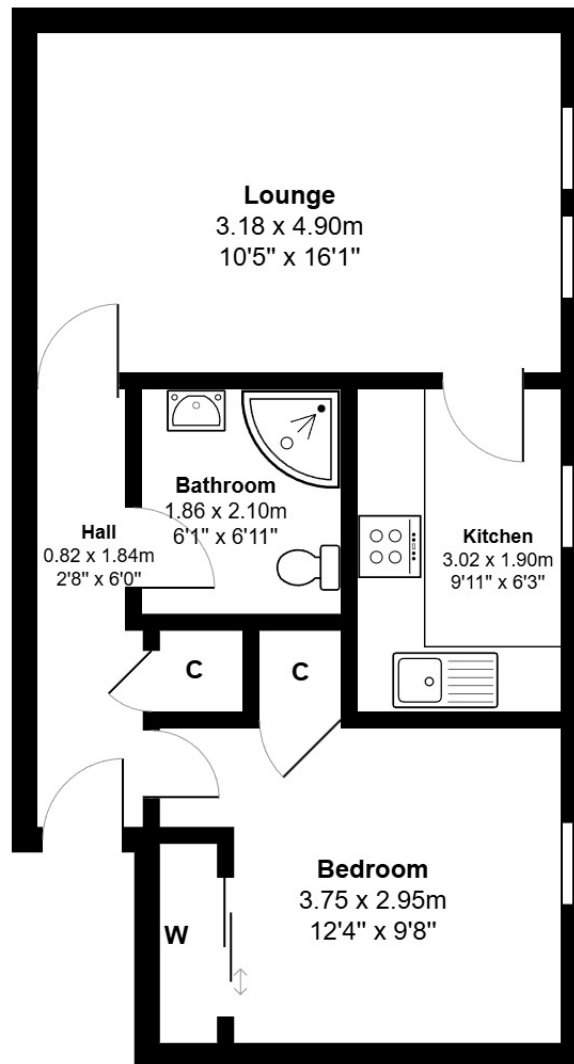
Aberdeen AB25 3AE



We are delighted to bring to the market this one bedroom top floor flat with ample storage and residents parking spaces to the rear.

Entry is via a security entry system. The property's exterior door gives access into the hallway and on into the main accommodation. The lounge has ample space for a range of furnishings. The kitchen is fitted with a range of wall and base units with co-ordinating work surfaces, incorporating a stainless steel sink with mixer tap. Included are an electric hob and oven, stainless steel extractor hood and splashback, free standing fridge freezer and washer/dryer. The double bedroom is fitted with a built-in mirror door wardrobe. The shower room has a walk-in shower enclosure with mains shower, WC and vanity unit incorporating a white wash hand basin. Externally, there is a residents car park to the rear, and two areas of lawn with shared rotary dryers. On street parking available to the front. All white goods will be included in the sale. Other items of furniture and kitchen equipment are available by separate negotiation.

- Gas Central Heating
- Double Glazing
- Mains Drainage
- Spacious Double Bedroom
- Attic Storage
- Residents Parking
- Well Maintained Stairwell



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 B

**EPC**  
Band C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

## OUR services

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- Executries
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