



100 Woodend Crescent

Aberdeen AB15 6YQ



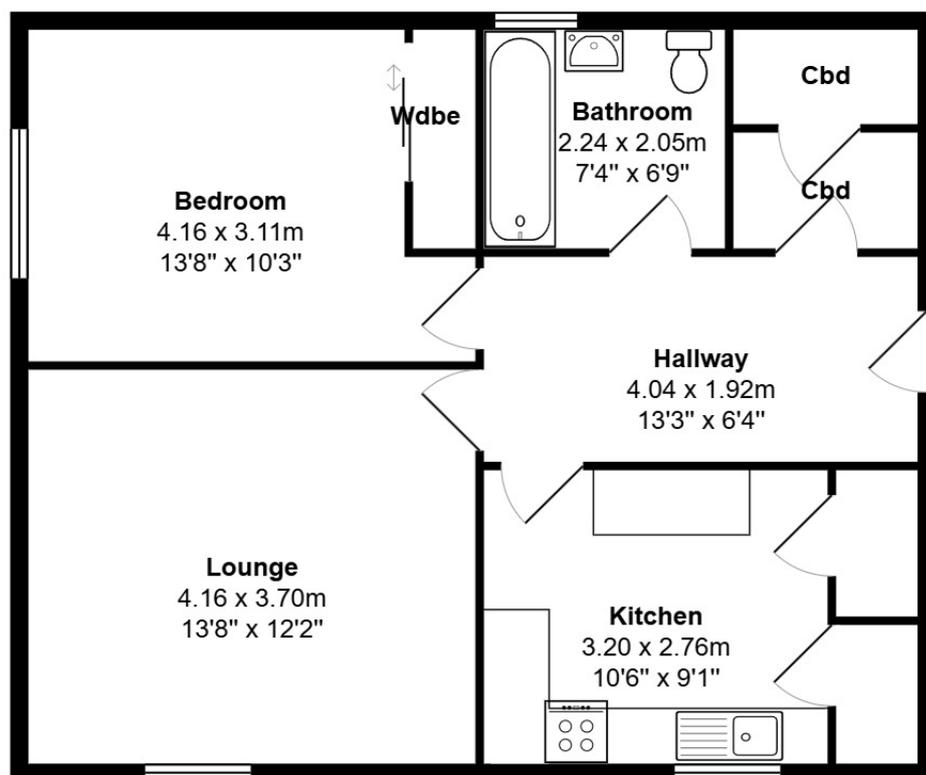
mackinnons
solicitors

We offer for sale this deceptively spacious one bedroom first floor flat located in a popular residential area of Aberdeen. Offering an ideal first time purchase or buy to let investment opportunity. The property requires a degree of modernisation but offers an opportunity to create an attractive flat in a sought after west end location.

A well maintained communal entrance/stairwell leads to the first floor landing. The flat is entered via a welcoming hallway leading to the well proportioned lounge with large picture window. A bright kitchen which is fitted with a range of wall and base units the free standing appliances will remain. The spacious double bedroom benefits from a large built-in wardrobe. A well appointed bathroom with shower over the bath completes the accommodation.

Externally, the flat is further enhanced by an exclusive store on the landing, the shared garden grounds are laid mainly to lawn and there is an exclusive parking space within the resident's carpark. Ample on street parking is also available.

- Light and Airy Lounge
- Bright Fitted Kitchen
- Spacious Double Bedroom
- Well Appointed Bathroom
- Ample Parking
- Gas Central Heating



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 D

Entry
By Arrangement

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