



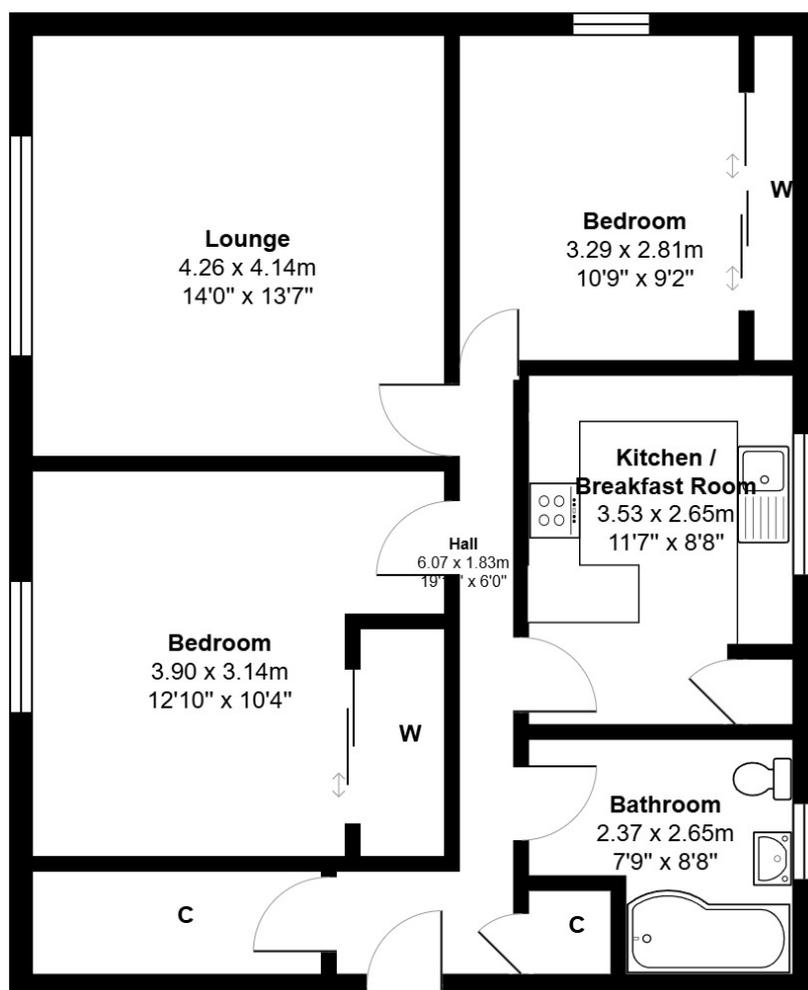
72 Woodend Crescent

Aberdeen AB15 6YQ



We offer for sale this well proportioned two bedroom ground floor flat located in a popular residential area in the west end of Aberdeen. Ideal first time purchase or buy-to-let investment. A well maintained communal entrance leads to the property. The flat is entered via a welcoming hallway which benefits from a deep walk-in store. The exceptionally light and airy lounge with large picture window to the rear. A bright modern kitchen which is fitted with a range of wall and base units with ample work surface incorporating breakfast bar seating. All integrated appliances will remain. Fitted cupboard houses the central heating. There are two generous double bedrooms, both with ample fitted wardrobe facilities. The bright bathroom is fitted with a white three piece suite with Mira shower over the bath. The flat is further enhanced by shared garden grounds which are laid to lawn and there is an allocated parking space.

- Light and Airy Lounge
- Modern Dining Kitchen
- Two Double Bedrooms
- Allocated Parking
- Well Appointed Bathroom
- Communal Grounds
- 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 E

EPC

Band C

Entry

By Arrangement

Viewing

Contact Solicitors

01224 868687

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