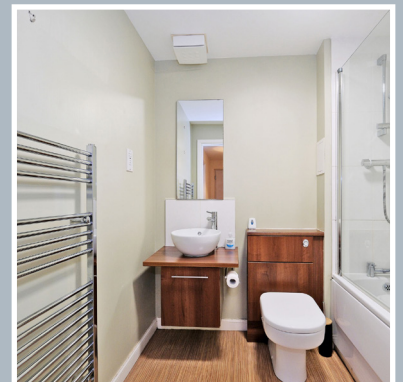




# 71 Urquhart Court

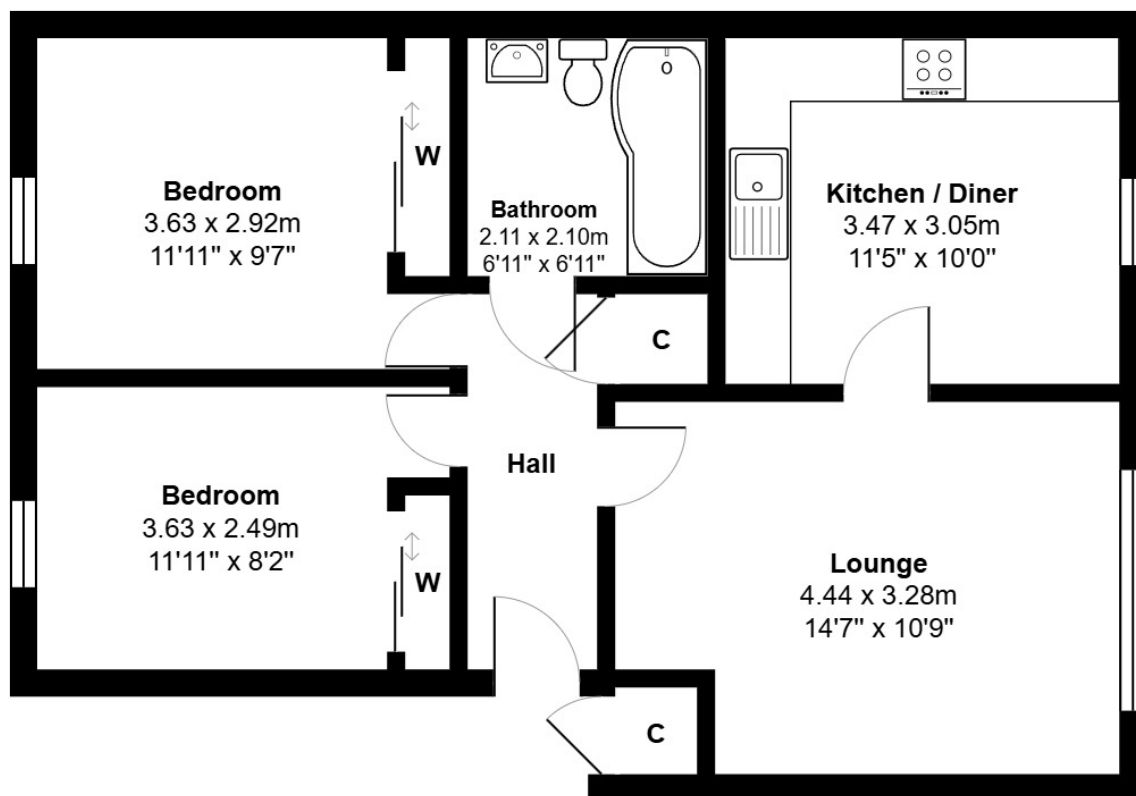
Aberdeen AB24 5JS



mackinnons  
solicitors

We are pleased to bring to the market this two bedroom ground floor apartment, set within the popular Urquhart Court development. Entry is via a security entry system into the well maintained communal hallway. The property's door gives access into the hallway and on into the main accommodation. A cupboard in the hall provides extra storage facilities. The bright 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 a gas hob and an electric oven, stainless steel extractor hood and splashback, integrated dishwasher, fridge/freezer and washer/dryer. The gas central heating boiler is located within the kitchen. Two double bedrooms have both have built-in mirror door wardrobes. Completing the accommodation is the bathroom. Above the bath suite is a mains shower appliance and glass shower screen. White WC, vanity unit with cupboard incorporating a white wash hand basin, and heated towel rail.

- Gas Central Heating
- Double Glazing
- Mains Drainage
- Two Double Bedrooms
- Dining Kitchen
- Allocated Parking Space



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 D

**EPC**

Band C

**Entry**

By Arrangement

**Viewing**

Contact Solicitors  
01224 868687

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