



114_A Leslie Terrace

Aberdeen AB25 3XD

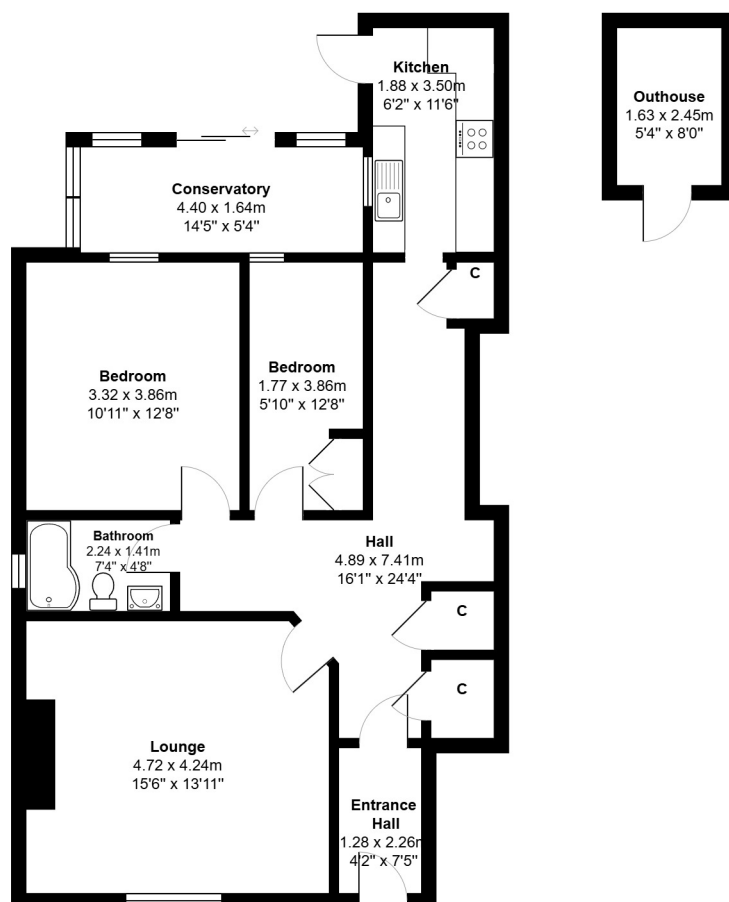


mackinnons
solicitors

We are pleased to bring to the market this two bedroom self-contained ground floor flat. A partially glazed door opens into the vestibule. A door from the entrance hall leads into the well proportioned lounge overlooking the front garden. The attractive kitchen has recently been fitted with a tasteful range of white base and wall units. A double bedroom includes a window overlooking the rear garden. A single bedroom benefits from fitted storage and overlooks the rear of the property. Completing the accommodation is the bathroom, which is inclusive of a newly fitted three piece suite.

There is parking on the street for residents and permit holders. The exclusive front garden is planted with a variety of established shrubs. A shared pathway to the side of the building with a gate leads into the rear garden. A conservatory/sun room, fully glazed along the rear wall of the flat with external access only. An exclusive area laid to stone chips and grass drying green shared with the flat above whilst an exclusive store/shed provides storage facilities.

- Gas Central Heating
- Double Glazing
- Mains Drainage
- Recently Fitted Kitchen and Bathroom
- Two Bedrooms
- Original Features
- Self-Contained
- City Location



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

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By Arrangement

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