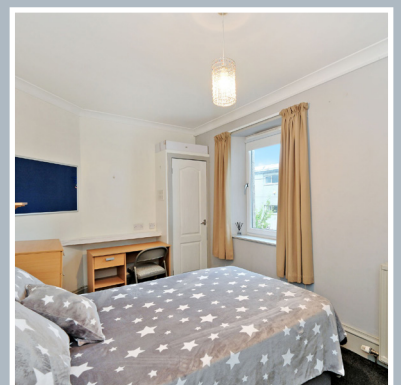




57 University Road

First Floor Right, Aberdeen AB24 3DR



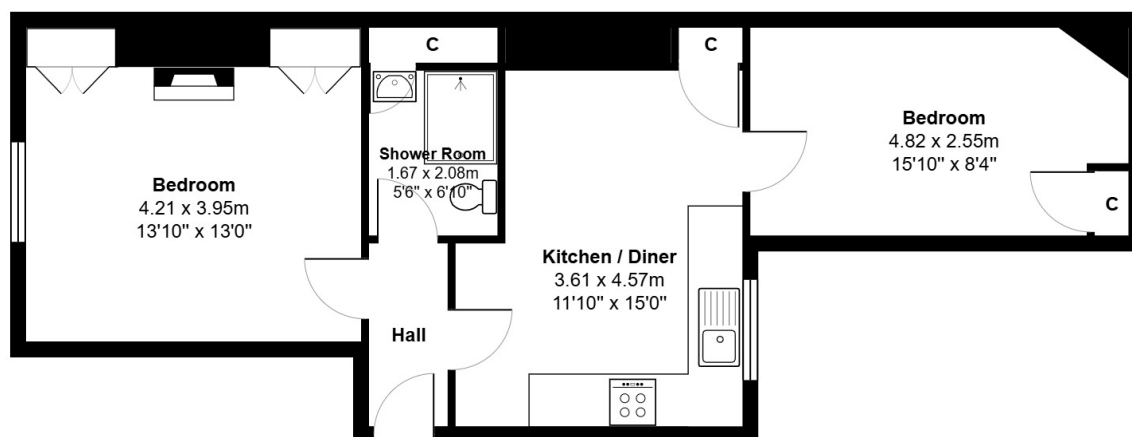
mackinnons
solicitors

Located in the heart of the university area, we are delighted to offer for sale this bright, spacious two bedroom first floor apartment.

The lounge/dining kitchen is well fitted with a range of wood effect wall and base units incorporating complementing worktops with stainless steel sink. Integrated electric oven, microwave, gas hob with stainless steel extractor hood and splashback, free standing fridge freezer and washing machine which will all be included in the sale. Ample space for a range of furnishings including a dining table and sofa. Built-in cupboard providing extra storage. To the front, double bedroom one is of generous proportions. Double bedroom two is accessed through the kitchen and overlooks the rear garden. Completing the accommodation is the well appointed shower room.

Externally, there is a well maintained shared garden, an area of exclusive garden which is currently planted with fruit bushes and an exclusive outhouse.

- Gas Central Heating
- Double Glazing
- Mains Drainage
- Dining Kitchen/Lounge
- Two Double Bedrooms
- Shared Rear Garden
- Exclusive Outhouse
- Near Aberdeen University



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 C

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By Arrangement

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