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66 Ashgrove Rd
ABERDEEN
AB25 3AD

Price: fixed price £119,995

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solicitors & estate agents

the information contained within these these particulars should not be relied upon as statements or a representation of fact

66 Ashgrove Rd
ABERDEEN
AB25 3AD

General Description

We are pleased to offer for sale this TOP FLOOR FLAT, representing excellent value for money, which is set in a traditional granite building, offering fantastic views over the city and is located in close proximity to the University, Aberdeen Royal Infirmary, the retail parks at Berryden and Kittybrewster and the city centre easily reached by regular public transport.

The property is freshly decorated, with spacious accommodation comprising:-
HALLWAY; LIVING ROOM; DINING KITCHEN; DOUBLE BEDROOM; BATHROOM.

The property also enjoys the benefits of electric storage/ panel heating, uPVC double glazing and is protected by a security entry system.

All fitted carpets, and light fittings are included in the price. The curtains will be removed. The cooker and washing machine will remain while the fridge freezer is available under separate negotiation. This is an ideal FIRST TIME PURCHASE, or as an investment property.

Viewing is highly recommended

Price: fixed price £119,995 incl carpets & white goods

Viewing: 01224 433 301 for arrangements, or by contacting 07891917670 Cooke

Entry: Entry available by agreement.



living room

Accommodation Comprises:

Hallway

Entrance to the property is gained via wooden exterior door. Security entry handset. Coat rack. Storage cupboard. Antique Oak Laminate flooring.

Living room (14' 8" x 12' 6" approx)

Very well proportioned room, with a double glazed bay window, offering a lovely open outlook. Tiled fireplace and hearth, housing a modern electric fire. Wall mounted electric storage heater. Telephone point. 3 wall lights. Antique Oak laminate flooring.

Double Bedroom (14' x 9' 5" approx)

Entered from lounge. With a twin double glazed window. Small shelved press with natural wooden louvred door. Ample space for free standing furniture. Fitted carpet.



double bedroom

Bathroom (11' 7" x 5' approx)

Good sized bathroom, fitted with a modern white three piece suite, wash hand basin is on pedestal with tiling above. Electric instant shower over the bath with rail and curtain. Ceramic tiling at the bath and shower areas. Electric chrome heated towel rail. Wall mounted electric storage heater. 2 frosted Velux windows allowing plenty of natural light to enter. Corner storage cupboard. Vinyl flooring.



dining kitchen

Dining Kitchen (14' 8" x 12' approx)

This again is a very well proportioned room, with base and eye level units with a contrasting worktop around. Stainless steel sink unit with mixer tap. Large double glazed bay window. Ample space for dining table and chairs. Wall mounted storage heater. Vinyl/ parquet flooring.

N.b. washing machine, cooker to remain, and fridge freezer available by separate negotiation.

Outside

The garden to the rear offers the usual shared drying facilities. Outside storage shed. Share of the fully insulated loft space. On street parking is available, plus additional off street parking to the side.

Additional Information

All fitted floorcoverings and light fittings will be included in the price, as well the Cooker & Washing machine.

The fridge-freezer is under separate negotiation.

Council Tax Band B

Full double glazing throughout



bathroom