

STEWART & WATSON

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**66 URQUHART ROAD,
ABERDEEN AB24 5LX**



Self Contained Two Bedroom Apartment in popular Location

- Lounge & Kitchen
- 2 Bedrooms, Cloakroom & Bathroom
- DG & Gas CH
- Recently Refurbished
- Direct Street Access and Close to City Centre

Offers Over £125,000

Home Report Valuation £125,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Forming part of a traditional granite building in a popular location within walking distance of the City Centre and Aberdeen University, this Two Bedroom Self Contained Apartment is set over two floors and had been recently refurbished to a high modern standard affording the opportunity to move in with minimum inconvenience. It would represent an excellent first time buy or a buy to let opportunity considering the close proximity to Aberdeen University. The property benefits from Double Glazing and Gas Central Heating and is presented in immaculate condition and the accommodation comprises on the ground floor Vestibule, Lounge, Bedroom and Cloakroom. A carpeted staircase leads to the lower ground floor where there is a Kitchen, further double Bedroom and Bathroom. Viewing is highly recommended to appreciate the accommodation that is on offer.



Bedroom 1

13' 1" x 12' 4"
(3.98m x 3.77m)

A well-proportioned double bedroom benefiting from built in wardrobes housing the central heating boiler, hanging rail and shelf space. Telephone point, Central Heating Radiator and Fitted Carpet.



ACCOMMODATION

Vestibule

The property is entered via half glazed storm doors which open into the vestibule. Fitted carpet. Door to Lounge.

Lounge

16' 4" x 13' 5"
(4.98m x 4.10m)

Located to the front of the front of the property, this good sized room has three large windows allowing plenty of natural light into the room. Space to accommodate a range of furniture. Television point, Central Heating Radiator and Fitted Carpet. A few stairs lead to the main Bedroom. Door to hallway.



Hallway

With window to the front, the hallway gives access to the Cloakroom and to the stairs to the lower ground floor.

Cloakroom

Fitted with white suite comprising w.c. and wash hand basin. Central Heating Radiator and Tiled Flooring.



Lower Hallway

A carpeted stairs leads to the lower hallway and gives access to the remainder of the accommodation. Understair cupboard. Electric fuse box. Central Heating Radiator.

Kitchen

11' 4" x 8' 2"
(3.46m x 2.49m)

Fitted with a range of modern base and eye level units incorporating a stainless steel sink and coordinating work surfaces. The units further incorporate an electric hob with oven below and stainless steel hood above. Washing machine. Space for fridge freezer. Central Heating Radiator and Laminate flooring.



Bathroom

9' 1" x 7' 90"
(2.76m x 2.40m)

Fitted with white suite comprising w.c., wash hand basin and sunken bath. Separate corner shower cubicle. Central Heating Radiator and Tiled floor.



Bedroom

12' 9" x 11' 6"
(3.92m x 3.52m)

A further double bedroom with Central Heating Radiator and Fitted Carpet.



OUTSIDE

There is on street parking

SERVICES

Mains water, electricity, drainage and gas central heating

ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain together with the washing machine in the kitchen

Council Tax Band

C

EPC Band

C

Entry

By arrangement

Viewing

By contacting Aaron Lorimer on 077366 74899 our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

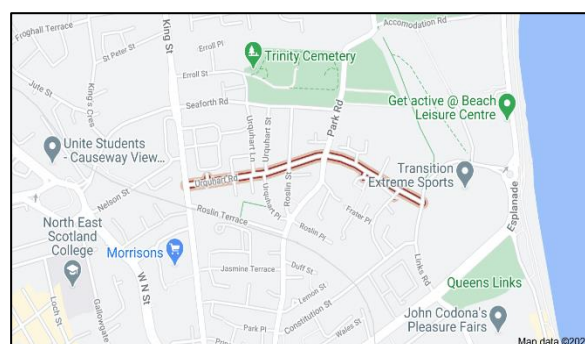
All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

Urquhart Road is an area which is well served by local shops and by public transport facilities with most parts of Aberdeen being readily accessible by a variety of arterial routes. Aberdeen Beach with its many sporting and recreational attractions is located nearby and the location is extremely convenient for the Aberdeen University Campus at Old Aberdeen with the City Centre and the main George Street shopping areas both being within easy walking distance.

Reference

Oldmeldrum/NH/J20



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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