

# DUTHIE WARD



SOLICITORS



## **14F DENWOOD, ABERDEEN** **TWO BEDROOM TOP FLOOR FLAT**

Accommodation: Entrance Hallway, Lounge, Dining Kitchen, two double Bedrooms and Bathroom plus shower. Double glazing. Gas central heating. Laminated flooring (Hall and Lounge). All carpets, blinds, curtains, light fittings and other fittings included. Built-in hob, oven, washer/dryer and fridge/freezer included. Designated car parking space. Bright south facing aspect with attractive outlooks to front and rear.

**OFFERS OVER £130,000**

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



This is a bright, attractive and well presented two bedroom flat on the top floor of an exclusive Barratt Development built around 2000.

It has an enviable, quiet location to the west of Aberdeen with Anderson Drive (the main Aberdeen ring road) only a short distance away. The location provides easy access to all parts of the city and also via Queens Road or Kings Gate to the city centre. There are lovely walks in the area and the golf courses and other leisure facilities at Hazlehead are nearby.

The Lounge and dining Kitchen are to the front and face south with views over the houses of the Denwood development. The two double Bedrooms are to the rear and these also have a good outlook. This flat also has an exclusively owned loft with easy access and good storage space.

A designated car parking space for the flat lies immediately to the front.

**ENTRANCE HALLWAY: 10'2 x 4'11 (3.1m x 1.5m)** A well proportioned Hall with doors off to Lounge, two double Bedrooms and Bathroom. Also door to built-in airing cupboard with sealed system hot water cylinder and slatted shelving. Fitted electricity fuse cupboard. Security entrance telephone. Smoke alarm. Ceiling light. Telephone point. Coat rail. Radiator with thermostat. Laminated flooring. Hatch to loft.

**LOUNGE: 13'6 x 12'7 (4.1m x 3.8m)** (Front Left) A bright and airy Lounge with door from Hallway, door to dining Kitchen and south facing window to front. Very attractive outlook over nearby housing development and to the private front car park which includes the designated car parking space. Fireplace with electric fire. Ceiling light fitting. TV aerial point. Wooden blinds. Curtains with tie-backs. Double radiator. Laminated flooring.



**DINING KITCHEN: 11'2 x 10' (3.4m x 3.1m)**  
 (Front Right) Door from Lounge and south facing window to front, again with very attractive outlook. Fitted units to two walls.

Along side wall - worktop with four ring electric hob, built-in oven, drawer and cupboard base units and wall units incorporating filter hood and one with central heating boiler.

To inner wall - worktop with stainless steel sink, base units, Hotpoint washer/dryer and Tricity Bendix fridge/freezer.

Ample space for dining table and chairs. Ceramic tiling between worktops and wall units. Ceiling spotlight fitting. Horizontal blinds. Radiator. Floor vinyl.

**DOUBLE BEDROOM 1: 11'6 x 9'9 (3.5m x 3m)**  
 (Rear Right) Door from Hall and window to rear with outlook to landscaped grounds and car park. Built-in wardrobe with fitted shelf and hanging rail. Ceiling light. TV aerial point. Roller blind. Curtains with hold-backs. Radiator. Fitted carpet.

**DOUBLE BEDROOM 2: 11'6 x 8'6 (3.5m x 2.6m)**  
 (Rear Right) Door from Hall and window to rear, again with outlook to landscaped grounds and car park. Built-in wardrobe with sliding mirror doors, shelf and hanging rail. Ceiling light fitting. Telephone point. Roller blind. Curtains. Radiator. Fitted carpet.

**BATHROOM: 7'2 x 6'3 (2.2m x 1.9m)** (Mid Right)  
 With three piece suite, including wash-hand basin in fitted unit. Also shower over bath. Full ceramic tiling around bath. Ceiling extract fan. Ceiling light. Wall mirror. Shaver point. Fittings to remain. Radiator. Ceramic floor tiling.





**LOFT:** Partially floored loft with easy access and good storage space.

**OUTSIDE:** Exclusive designated parking space. Wheelie bin stores. Visitors car parking.

The car park and landscaped areas and other mutual areas of the development are maintained under factoring arrangements (£38 per month including buildings insurance).



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