

DUTHIE WARD



SOLICITORS



48 ASHGROVE AVENUE, ABERDEEN

TWO BEDROOM GROUND FLOOR FLAT

Accommodation: Hall, Lounge, Kitchen, two double Bedrooms and Bathroom. Double glazing. Gas central heating. Carpets, blinds, light fittings and other fittings included. Hob, oven, fridge/freezer and washer/dryer included. Designated car parking space.

FIXED PRICE £165,000

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 two bedroom ground floor flat in an attractive development of red brick and courtyard design. The flat has a feeling of real space around it as the Lounge bay window and the main Bedroom window have an outlook to the very open landscaped car park and the Kitchen and second Bedroom have an outlook to the landscaped grounds to the rear.

The location is convenient for access to the city centre and for the university and for transport to all parts of Aberdeen.

Shopping amenities are conveniently close at the Berryden centre.

The designated car parking space for this flat is almost directly in front of the flat itself.

The flat is in ready to move into condition and will be sold with carpets, curtains, light fittings and other fittings and the hob, oven, fridge/freezer and washer/dryer included.

DIRECTIONS: From the (Westburn Park) traffic lights on Westburn Road go up Westburn Drive, straight on at the next traffic lights and turn right at the next set of traffic lights along Ashgrove Road. Turn fourth left into Ashgrove Avenue and number 48 is directly ahead.

HALL: 11'1 max x 5'9 max (4.5m x 1.8m) L-shaped Hall with panelled doors to Lounge, two Bedrooms, Kitchen and Bathroom. Angled doorway to Lounge. Further panelled door to built-in shelved cupboard. Security entry telephone. Ceiling light fitting. Smoke alarm. Telephone point. Central heating thermostat. Radiator. Laminated flooring.

LOUNGE: 15'9 into window bay x 11'4 max (4.8m x 3.5m) (Front Left) Panelled door from Hall and south facing bay window to front with open aspect and good outlook to the private landscaped car park. The designated car parking space is almost directly in front of the flat. Smoke alarm. Two wall uplighters. TV aerial point. Telephone point. Four double power points. Wooden horizontal blinds to bay window. Double radiator. Laminated flooring.



KITCHEN: 7'7 x 7'4 (2.3m x 2.2m) (Rear Left) Panelled door from Hall and attractive outlook to landscaped grounds and mature shrubs and trees to the rear. Fitted units to two walls.

Along right hand wall - worktop with stainless steel sink, drawer and cupboard base units and integral washer/dryer.

To opposite wall - worktop with four ring stainless steel gas hob, drawer and cupboard base units, integral fridge freezer and stainless steel Stoves oven. Range of wall units plus filter hood.

Ceiling light fitting. Wall mounted extract fan. Two double power points and outlets for appliances. Wooden blinds. Radiator. Large size ceramic floor tiling.

BEDROOM 1: 11'2 max x 9'11 (3.4m x 3m) (Front Right) Double Bedroom with panelled door from Hall and south facing window to front. Two double and single built-in wardrobes with fitted shelving and hanging rails and bevelled mirrors to three of the doors. Ceiling light fitting. Two double power points. Wooden horizontal blinds. Radiator. Fitted carpet.

BEDROOM 2: 14'3 x 8'11 max (4.4m x 2.7m) (Rear Right) Double Bedroom with panelled door from Hall and side facing window again with very attractive outlook to the landscaped grounds. Ceiling light fitting. Two double power points. Wooden horizontal blinds. Double radiator. Fitted carpet.

BATHROOM: (Mid Rear) Panelled door from Hall and window to rear. White three piece suite including wash-hand basin in fitted units and w.c. with concealed cistern. Shower and shower door over bath. Full ceramic tiling around bath. Wall mirror. Shaver light. Wall extract fan. Corner shelf unit and other fittings to remain. Roller blind. Radiator with thermostat. Large size ceramic tiling to the floor.

OUTSIDE: The car park and landscaped areas and other mutual areas of the development are maintained under factoring arrangements.

The designated parking space which pertains to this flat is number 48



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