

DUTHIE WARD



SOLICITORS



55A UNIVERSITY ROAD, ABERDEEN

LARGE ONE BEDROOM FLAT OVERLOOKING UNIVERSITY PLAYING FIELDS

Accommodation: Lounge with bay window, fitted Kitchen, Hall/Dining Area, double Bedroom with fitted wardrobes, Inner Hall and Bathroom. Large floored Loft. Full double glazing and gas central heating. All carpets, curtains, blinds and light fittings included. Cooker, fridge/freezer and washing machine also included. Large walled garden to rear. Shared and exclusive areas. Cellar. Attractive open outlooks to front and rear. Very close to University.

OFFERS OVER £110,000

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 spacious second floor flat which has its entrance via a stairway to the rear is certainly one of the best located flats for University staff or students in Aberdeen, being immediately adjacent to the Campus. The Lounge and Bedroom are to the front and have an outlook to University Road and the University playing field opposite. The fitted Kitchen and Bathroom are to the rear and the Kitchen also has a very attractive outlook to the large garden and open areas beyond. Between the Lounge and Kitchen is a spacious and useful area which serves as an Entrance Hall and Dining Area and from it a doorway leads to the Inner Hall and Bathroom.

The building has well maintained mutual areas and other features include full double glazing and gas central heating and some period features.



The flat also has excellent storage including three double fitted wardrobes and fitted storage cupboards in the Bedroom, a built-in cupboard off the Inner Hall, fitted alcove shelves in the Lounge and a large, floored Loft.

ENTRANCE: Via a stairway at the rear of the building to first floor level with entrance door and stairway there to the two second floor flats. 55A is the flat on the left (from the rear stairway), (right when looking from the front of the building).

HALL/DINING AREA: 9' max x 7'3 (2.7m x 2.2m) A spacious central area with good natural lighting via glazed door and screen to Kitchen. Entrance door, door to Lounge and doorway to Inner Hall. Built-in alcove with upper and lower fitted shelved units and storage space between. Fitted meter cupboard at high level. Smoke alarm. Ceiling light. Central heating control. Double radiator. Laminated flooring. Hatch to loft.

LOUNGE: 13'7 max x 13'6 max (4.2m x 4.1m) (Front Right) Door from Hall/Dining Area, door to Bedroom and double glazed bay window to front with outlook to University playing fields. Victorian style fireplace (possibly original) with tiled hearth and timber surround and mantle. Two alcoves with fitted shelves. Moulded skirtings and facings. Deep sill at window bay. Good ceiling height. Ceiling coving. Ceiling spotlight fitting. Telephone point. Roller blinds. Double radiator. Fitted carpet.



BEDROOM: 13'9 x 10'9 (4.2m x 3'3m) (Front Left) Double Bedroom with door from Lounge and double glazed window to front, again with attractive outlook to University Road and to the University playing fields. Fitted units along the side wall comprising three double wardrobes with double louvre doors. One has a hanging rail, another has hanging rail and shelf and the third one has fitted shelves. Dressing area between. Four double doored storage units above. Ceiling coving. Ceiling light. Natural wood finishes to restored skirtings and facings. Wall mirror and light to dressing area. Curtains. Double radiator. Fitted carpet.

KITCHEN: (Rear) Fitted Kitchen with glazed door and screen from Hall, large uPVC double glazed window to rear and really nice outlook to walled garden and open areas beyond. Fitted units to three walls.

Along window wall – double drainer stainless steel sink and base unit.

To side wall – worktop with four ring gas cooker, base units, appliance space and wall unit.

To other side wall – worktop, base unit, fitted shelf, fridge/freezer and washing machine included.

Ceiling light fitting. Horizontal binds. Anti-slip vinyl.

INNER HALL: Doorway from Hall/Dining Area, door to Bathroom and door to built-in airing cupboard with slatted shelves and hot water cylinder.

BATHROOM: 8'1 x 4'5 (2.5m x 1.4m) (Rear Left) Recently refurbished Bathroom with door from Inner Hall and uPVC double glazed window to the rear. Three piece suite (white). Mira shower (operated via central heating) and shower screen over bath. Aqua panels around bath/shower area. Large wall mirror. Ceiling light. Double radiator. Ceramic tiling to floor.





LOFT: 18'10 (5.7m) long With access via hatch from Hall/Dining Area and extending the full width of the flat. It is floored and provides excellent storage space. Central heating boiler. Light installed.

OUTSIDE: To the rear is a very attractive walled garden with shared and exclusive areas. Shared store (former wash-house). Exclusively owned Cellar.



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