

DUTHIE WARD



SOLICITORS



80 MARGARET PLACE, ABERDEEN EXECUTIVE TWO BEDROOM FIRST FLOOR FLAT

Accommodation: Hall, large Lounge, dining Kitchen, two double Bedrooms and new Bathroom (plus shower over bath). Full double glazing and gas central heating. Broadband available. Full HD Satellite TV system. Smoke alarm. Carbon Monoxide alarm. All blinds, light fittings and other fittings included. Oven, hob, dishwasher, fridge/freezer and washer/dryer.

OFFERS OVER £179,000

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



Just off Holburn Street, this two bedroom first floor executive apartment has a quiet location in the inner courtyard of a modern purpose-built development, close to the River Dee and Duthie Park and a short walk from Union Street. It is also close to South Anderson Drive giving easy access by car to other parts of the city.

The development is spacious and well designed. From Margaret Place an arched driveway through the front part of the development leads to a large inner courtyard and Number 80 is directly ahead. There is ample parking for residents and also visitors' parking and the allocated car parking space for Flat 80 is to the rear of the development.

Number 80 is an attractive and well designed apartment in excellent condition and well decorated, with the Lounge and dining Kitchen to the front, two good sized double Bedrooms to the rear and a new Bathroom with shower. It has full double glazing, gas central heating and laminated flooring in all rooms except the Bathroom which has ceramic floor tiling.

All blinds, light fittings and other fittings and the built-in oven, hob, dishwasher, fridge/freezer and washer/dryer are included.

HALL: 13'7 x 4'9 (4.2m x 1.5m) Panelled doors off to all rooms and panelled door to heating cupboard with Premier unvented cylinder. Gas meter and storage space. Entrance telephone. Coat rail. Smoke alarm. Central heating thermostat control. Ceiling light. One power point. Radiator. Laminated flooring.

LOUNGE: 14'8 x 13'6 (4.5m x 4.1m) (Front Left) Panelled door from Hall and panelled door to Kitchen and window to front. Fireplace with electric fire. Ceiling light fitting. Dimmer light switch. Telephone point. TV aerial point. Sky available. Full length curtains. Double radiator with thermostat. Laminated flooring.

DINING KITCHEN: 11'10 x 10'11(3.6m x 3.3m) (Front Right) Panelled door from Lounge and window to front. Fitted units to two walls.

Along side wall – worktop with four ring stainless steel electric hob, stainless steel oven, base unit, drawer, cupboard and wall units incorporating filter or extract hood.

To inner wall – worktop with stainless steel sink, base unit, appliance space with Siemens washer/dryer, Siemens dishwasher and Bosch fridge/freezer.

Ceramic tiling between worktops and wall units. Ceiling light fitting. Horizontal blinds. Central heating control panel. Ample space for dining table and chairs. Radiator with thermostat. Laminated flooring.



BEDROOM 1: 16'8 x 10'4 max (5.1m x 3.2m) (Rear Left)
 Double Bedroom with panelled door from Hall and window to side. Built-in double wardrobe with shelf, hanging rail and sliding mirror doors. Electricity fuse box. Ceiling light with shade. Vertical blinds. Radiator with thermostat. Laminated flooring.

BEDROOM 2: 11'9 x 10'11(3.6m x 3.3m) (Rear Right)
 Double Bedroom with panelled door from Hall and window to rear. Very large fitted wardrobe with fitted shelf, hanging rail and sliding mirror doors. Ceiling light with shade. Telephone point. TV aerial point. Horizontal blinds. Radiator with thermostat. Laminated flooring.

BATHROOM: 7'2 x 5'11 (2.2m x 1.8m) (Mid Right)
 Recently installed (2009), this is a good sized and fully tiled bathroom with panelled door from Hall and three piece suite (white) plus Grohe shower over bath. Shower screen. Shaver point. Ceiling light fitting. Wall mirror. Wall extract fan. Towel rail. Radiator. Ceramic tiling to floor.

OUTSIDE: Ample parking including allocated parking space and visitors' parking. Maintenance, gardening and cleaning covered by factoring arrangements with Bruce and Partners. £30 per month covers buildings insurance, cleaning and gardening, plus £20 per month for future repair works and refurbishment.



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