



Nigg Kirk Road, Tullos, Aberdeen

Offers over £85,000



2



1



1

Freehold | EPC rating: TBC

- Two Double Bedrooms
- Fully Fitted kitchen with breakfast bar
- Private car parking space
- Large bright Lounge/Dining area
- Large walk-in storage cupboard
- Close to Local Amenities and Transport Links

## Description

Northwood are delighted to offer for sale Flat 2, 24 Nigg Kirk Road. This ground floor two bedroom apartment has lots of storage, modern kitchen with breakfast bar and viewing is highly recommended.

Situated off Wellington Road, this property is ideally located just 15 minutes' walk from the city centre and its vast amenities including Union Square Shopping Centre. It also has excellent links to public transport with the Train and Bus Stations nearby making Aberdeen and the surrounding areas extremely accessible.

This bright and airy apartment measures 73 sqm and comprises: entrance hallway providing access to all accommodation, Two double bedrooms one with built in wardrobe; Bathroom with shower over bath; Spacious and bright kitchen with breakfast bar: lounge area with two large windows.

The property benefits from electric panel heating and double glazing throughout. Storage cupboard in the communal hall. There are garden grounds to the rear of the property with an area for drying washing. And the property comes with an allocated car parking space.

Please note: all light fittings, window coverings, and floor coverings are included in the sale.

Please note: The home report is available to view on the Northwood website portal (within the listing, under the documents section).

Viewings are highly recommended to appreciate this spacious apartment in ready to move in condition and providing easy access to local amenities. Please contact Northwood Aberdeen to arrange a viewing.

## Photographs



# Rooms

## Hall

Hallway wooden effect laminate flooring and white walls. Pendant light fittings. Electric panel heater. Secure entry phone.

## Storeroom

Walk in storeroom with shelves and hanging space. Wood effect flooring with white walls. Fuse box and electric meter. Pendant light fitting.  
*1.5m x 1.5m (4'11" x 4'11")*

## Lounge/Dining area

Large bright room with windows to front and the side of the property. Wooden effect flooring with white walls. Electric panel heater. Pendant light fitting. Smoke alarm.  
*3.6m x 5.6m (11'10" x 18'5")*

## Kitchen

Modern kitchen with breakfast bar. Grey ash-coloured doors with white worktop, white splash back and grey vinyl flooring. Window overlooking the rear of the property. Electric hob, oven and extractor fan. Stainless steel basin and drainer. Washing machine. Space for free standing fridge/freezer. Fire alarm. Electric panel heater. Pendant light fitting.  
*2.2m x 3.6m (7'2" x 11'10")*

## Bedroom 1

Double bedroom with beige carpet. White walls with blue feature wall. Window to the front of the property. Double wardrobe with hanging rail with shelf above. Electric panel heater. Pendant light fitting.  
*2.5m x 3.7m (8'2" x 12'1")*

## Bedroom 2

Window overlooking the front of the property. Beige carpet, white walls with purple feature wall. Space for free standing furniture. Electric panel heater. Pendant light fitting.  
*2.6m x 4.4m (8'6" x 14'5")*

## Bathroom

Frosted window overlooking the rear of the property. Light blue walls with slate effect vinyl flooring. White tiled walls. Bath with electric shower. White WC and sink. Fixed mirror above sink, with light and shaver points. Large, fixed mirror. Heated towel rail. Pendant light fitting.  
*1.7m x 2.6m (5'7" x 8'6")*

## Outside

Well maintained garden areas to the rear of the property. Area for clothes drying. Bin storage. Private parking space.



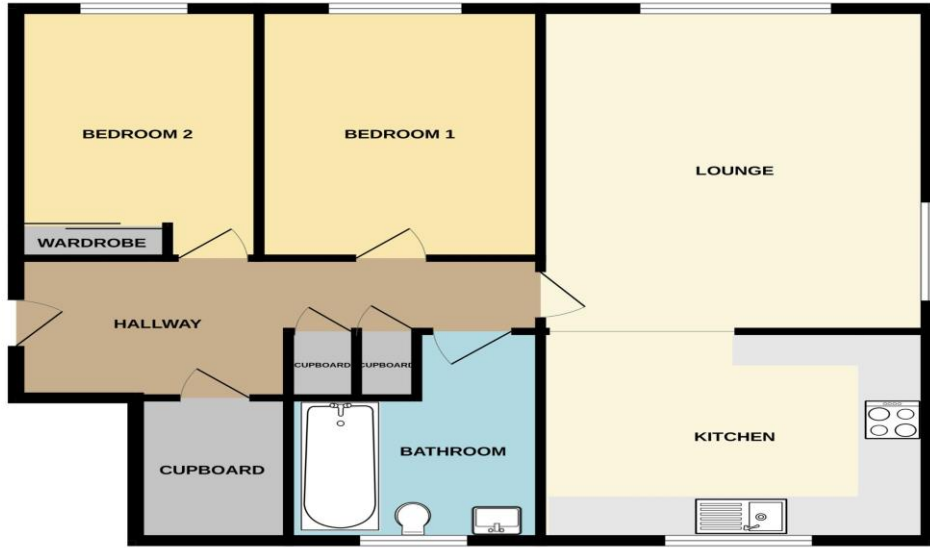
## More photographs



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

# Floorplan

## GROUND FLOOR



## GROUND FLOOR TWO BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the information. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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# Map



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