

Morrison Drive, Aberdeen, AB10 7HD
Offers In The Region Of £75,000
Council Tax Band: B



BEAUTIFULLY PRESENTED TWO BEDROOMS FLAT

DELIGHTFUL CITY CENTRE two bedrooms flat on the first floor comprising of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, two double bedrooms and bathroom with 3 piece suite and shower over bath. Further benefits are double glazing and gas central heating. To the rear is a shared drying area along with an exclusive section of garden.

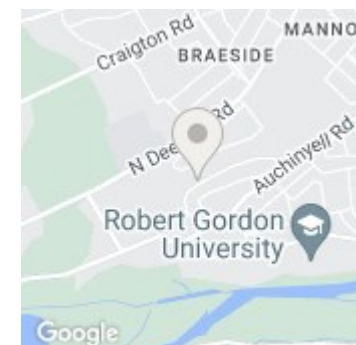
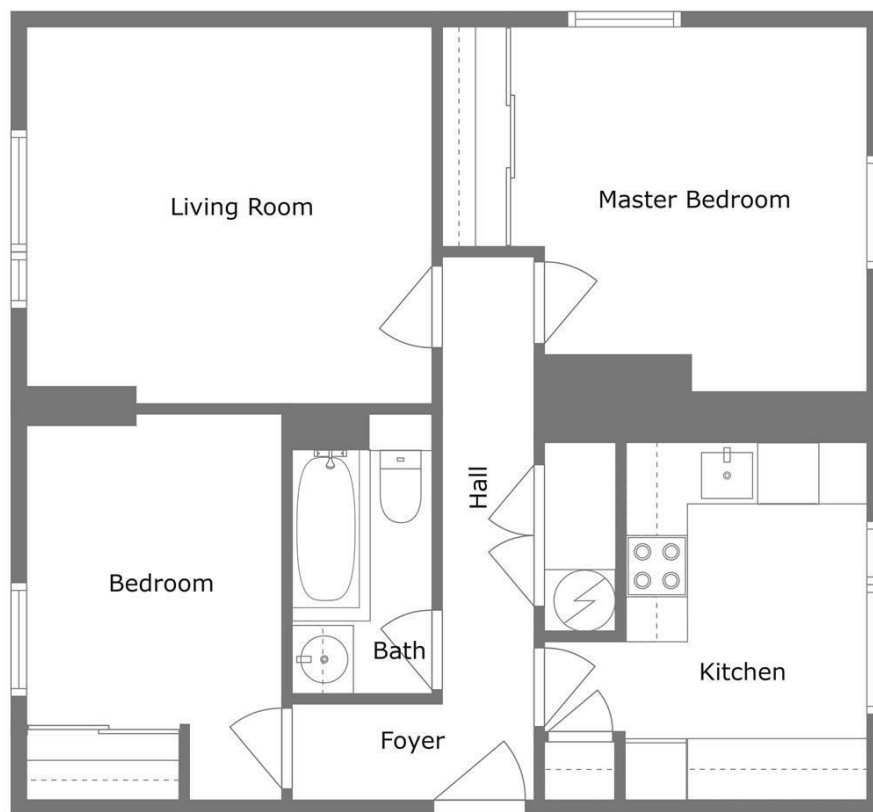
The flat is of fresh decorative appearance and affords the opportunity to move in with the minimum of inconvenience and offers a bright airy living environment.

All white goods are included in the sale. While the Sellers believe them to be in reasonable working order, their condition is not warranted and will not be warranted in any sale and purchase contract to follow.

Garthdee is a well-established residential area situated within easy reach of the city centre. The area offers excellent local amenities including recreational facilities at David Lloyd Leisure Centre and Aberdeen Snowsports Centre and a wide range of shops at the Bridge of Dee Retail Park including Asda and Sainsbury's superstores. The Robert Gordon's University Complex and Gray's School of Art and Scott Sutherlands are a walking distance and there are also primary and secondary schools within the area. It is well positioned for ease of access in and around the city and has the convenience of excellent public transport facilities



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

