

Urquhart Terrace, Aberdeen, Aberdeen, AB24 5NG

Offers Over £85,000

Council Tax Band: C



**BEAUTIFULLY PRESENTED TWO BEDROOMS FLAT FOR SALE!!**

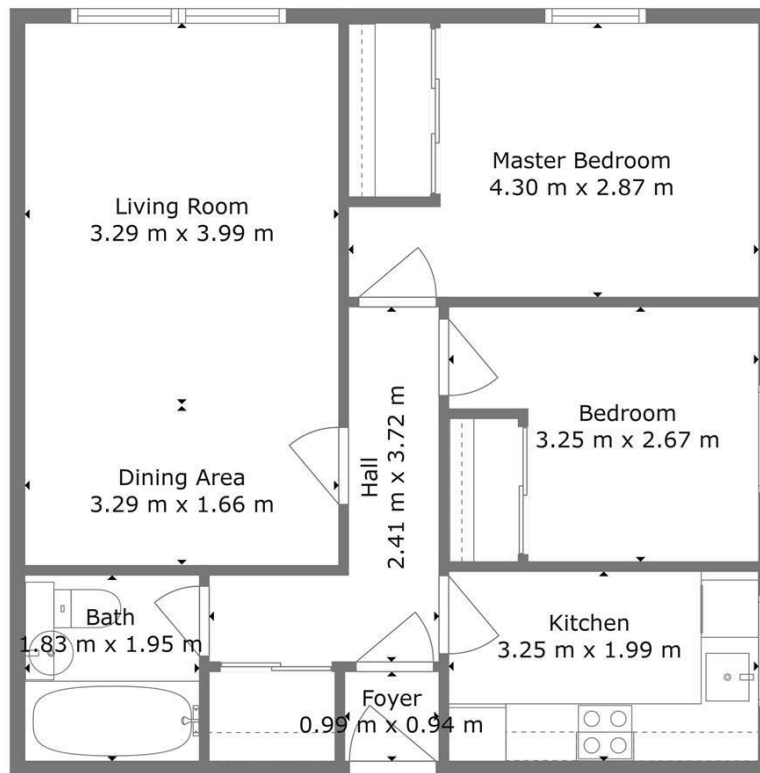
This nicely presented two bedrooms flat on the ground floor comprises of a secure entry system, own front door, entrance hallway, spacious bright lounge, kitchen, two double bedrooms and bathroom with 3-piece suite and shower over bath. This pleasant property has the benefit of UPVC double glazed windows, electric central heating, and a fitted and equipped kitchen. Private parking available for residents. Early viewing is highly recommended

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.

Urquhart Terrace is located in an area that is well served by local shops and public transport facilities. It is ideally situated for Aberdeen University, North East Scotland College, Morrisons Supermarket and most parts of Aberdeen City are readily accessible by a variety of arterial routes with the City Centre itself being within relatively walking distance and accordingly a wide range of pubs, clubs, restaurants and leisure facilities are all close to hand. Aberdeen Beach, with its many sporting and recreational attractions, is also located nearby.

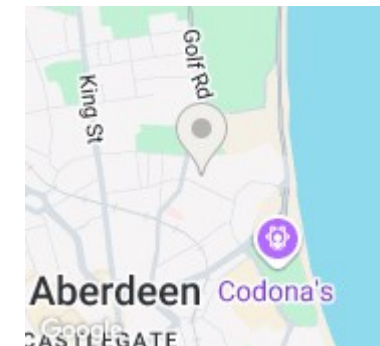


Open House Aberdeen



TOTAL: 60 m<sup>2</sup>  
FLOOR 1: 60 m<sup>2</sup>

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

