

FOR SALE



Menzies Road, Aberdeen

1 Bedroom, 1 Bathroom, Apartment

Offers Over £30,000


MARTIN&CO



- 1 bed Apartment
- Property has to be viewed
- Excellent investment opportunities
- Parking
- Communal Garden
- LARN: 1905074
-

Attention Investors & First-Time Buyers – New to the Market! This one-bedroom property on Menzies Road, Torry, Aberdeen, offers an exciting opportunity for both investors and first-time buyers. Requiring some renovation, it's perfect for anyone looking to add value or create their ideal home from scratch.

The property features a bright living area, kitchen, and a comfortable bedroom, all ready for refurbishment. Its location provides excellent access to local amenities, transport links, and Aberdeen city centre, making it a convenient and desirable spot to live or rent. Don't miss the chance to secure this property and make it your own – whether as a smart investment or a first home!

Torry is a vibrant and well-connected area of Aberdeen, offering a range of local amenities and conveniences. Residents enjoy nearby supermarkets, cafes, and restaurants, as well as leisure facilities including sports centres and parks. The area is also home to excellent schools and is well-served by public transport, providing easy access to Aberdeen city centre and the surrounding areas. With its mix of community spirit and convenient location, Torry is an ideal place for first-time buyers or tenants looking for a comfortable, accessible home.

BEDROOM A bright and spacious bedroom featuring a large window that floods the room with natural light. Finished with laminate wood flooring, it offers a blank canvas for your personal touches and is ready for refurbishment to create a cosy, comfortable retreat.

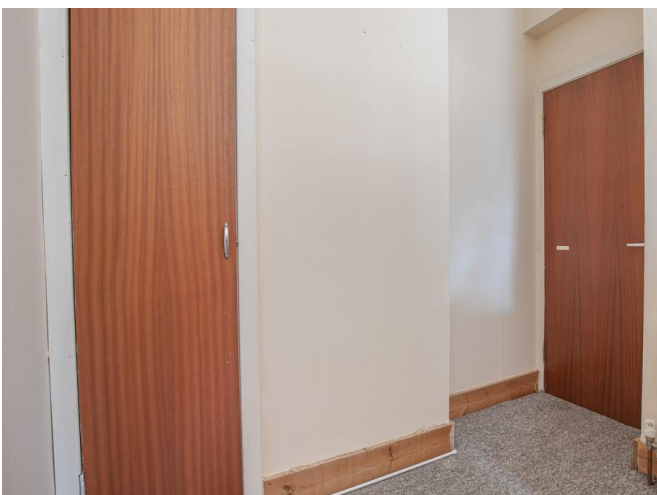
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		

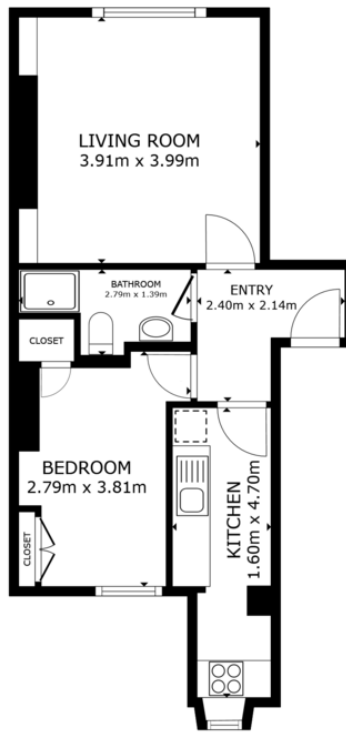


LOUNGE The lounge is generously sized and benefits from a large window, making it a light and airy space perfect for relaxing or entertaining. Laminate wood flooring adds a modern touch, providing a versatile base for a variety of décor style

KITCHEN This kitchen features a large window that fills the space with natural light, creating a welcoming environment for cooking and dining. While in need of some renovation, it offers excellent potential to create a stylish, functional heart of the home.

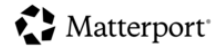
BATHROOM The bathroom requires updating, presenting a great opportunity to design a modern and practical space. Its layout is flexible, allowing for refurbishment to suit your needs and style preferences.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 40.7 m²
TOTAL : 40.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH

T: 01224 63 65 00 • E: aberdeen@martinco.com <http://www.martinco.com>

Letting Agent Registration No. LARN1905074

01224 63 65 00



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.