

FOR SALE



Walker Road, Torry, Aberdeen

3 Bedrooms, 1 Bathroom, Apartment

Offers Over £95,000

MARTIN&CO



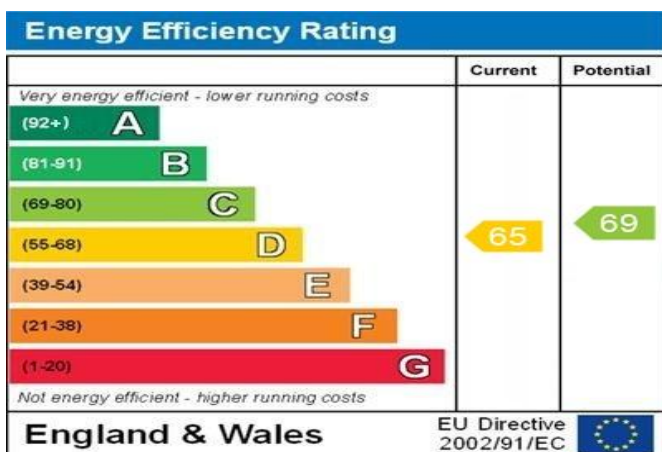
- Whole Top Floor Apartment
- 3 Double Bedrooms
- Open Plan Kitchen/ Lounge
- Excellent Views Over The City
- Loft with Ramsay Ladder
- 2 Outhouses & 1 Stairway Cupboard
- Double Glazed and Gas Central Heating

Welcome to Walker Road!!! This well-presented three-bedroom property occupying the whole top floor is ideally positioned in a popular and convenient residential area of Aberdeen, offering comfortable family living with excellent access to local amenities and the city centre. The property presents an excellent opportunity for buyers seeking a well-located and versatile property. Located within easy reach of the city centre, this address benefits from strong local amenities, excellent transport links, and proximity to key business and commuter routes.

The property enjoys easy access to a wide range of shops, services, and leisure facilities including an 18 hole golf course, swimming pool, Alten's hotel gym and pure gym, as well as reputable schools and green spaces. Regular public transport connections and quick access to major arterial roads make this an ideal location for both owner-occupiers and investors alike.

The gable end of the property has been recently repointed. All blinds and light fittings will remain as part of the sale.

Whether intended as a primary residence or a buy-to-let investment, 106F Walker Road offers strong appeal in a consistently popular area of the city. Early viewing is highly recommended to fully appreciate the location and potential on offer.





LOUNGE/ KITCHEN The bright and welcoming lounge is attractively presented and offers a comfortable space for everyday living and entertaining. The room benefits from a large window, allowing an abundance of natural light to flood in, while the sloped ceilings add character and charm. Finished with light bamboo flooring which leads to the hallway and neutral décor throughout, the space feels airy and modern. There is ample room for a full suite of lounge furniture and additional free standing furniture, making this an ideal setting for relaxation. Opens into the kitchen which is fitted with a range of cream wooden base and wall units providing ample storage, complemented by generous worktop space. Designed for practicality and everyday use with two breakfast bars. The kitchen comfortably accommodates essential appliances and will include the freestanding fridge/ freezer, washing machine, an integrated gas hob, electric oven and overhead fan. Benefits from wood effect vinyl perfect easy cleaning.

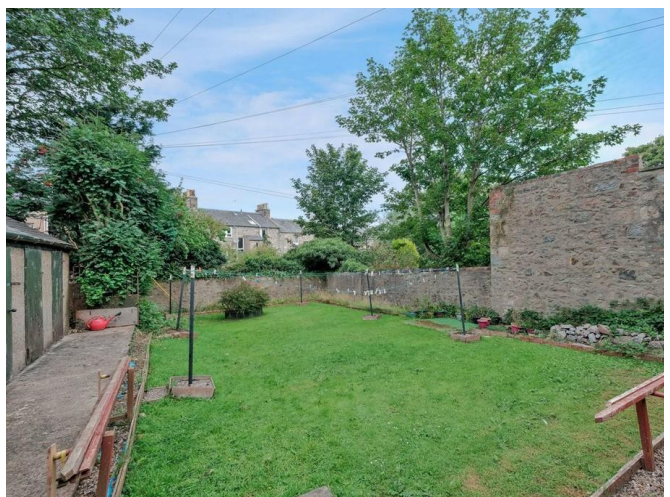
BEDROOM ONE This bright and inviting bedroom offers a spacious and serene retreat, enhanced by a charming sloped ceiling that adds architectural character. The large window fills the room with natural light while plush carpeting creates a cozy and comfortable feel underfoot. This bedroom is an ideal sanctuary within the home-perfect for relaxation and restful nights.



BEDROOM TWO Another generous double bedroom, ideal for family use, guests, or home-working requirements. Offers excellent flexibility in layout and use. The large window allows natural light to flow directly into the room. The sloping ceilings adding a touch of character to the room and is finished with oak flooring.

BEDROOM THREE This versatile third bedroom offers a bright and peaceful ambience as natural light flows in from the large window. The soft, neutral décor creates an inviting and calming atmosphere. Ample room for free standing furniture and storage. This room delivers both charm and practicality-an ideal space for rest and relaxation or as an office space depending on your requirements.

BATHROOM Featuring a sleek glass-enclosed shower, classic pedestal sink, and a contemporary bathtub, the space is thoughtfully arranged to maximize comfort and functionality. The sink is complemented by sleek black open shelving, providing ample storage while adding a sophisticated touch. Soft blue and neutral wall tones create a calm, inviting atmosphere, enhanced by natural wood accents including a solid wooden door. With modern fixtures and quality finishes throughout, this bathroom delivers comfort and elegance ideal for everyday living. Benefits from wood effect vinyl perfect easy cleaning.



106F Walker Road



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