

FOR SALE



Forest Avenue, Aberdeen
Offers Over £143,000


MARTIN&CO



Forest Avenue, Aberdeen

2 Bedrooms, 1 Bathroom

Offers Over £143,000

- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Sought After Area
- Local amenities nearby
- Close to City Centre

FLAWLESS FOREST AVENUE! VIRTUAL TOUR AVAILABLE Periodic feature two bedroom apartment in a highly sought after area in the West End offering bright and spacious accommodation that would ideally suit families, professionals and mature students. This property comes fully furnished. The property also has a front and back garden along with free on street parking. Viewing is highly recommended.

The West End is an affluent and sought after area of Aberdeen, with traditional granite buildings and wide Victorian streets with many green areas. Queens Cross is within easy reach of the city centre, and is well located for access to all areas of the city. There is a range of local shops and services in the area, as well as excellent nurseries and schools. A regular bus service serves the area and the city's wide choice of amenities.

Other features of the area include:

- Proximity to Queens Road
- Proximity to the Talisman Building
- Easy access to the city centre
- Traditional granite built
- Schools such as Harlaw Academy, Albyn, Saint Margarets School for Girls and Aberdeen Grammar School

LOUNGE/DINER A bright and welcoming living room offering a charming blend of character and comfort. The room benefits from attractive traditional features, including a beautiful fireplace with a wooden mantel, complemented by neutral décor and warm flooring. Generously proportioned windows allow plenty of natural light to flow through the space, creating an airy and relaxing atmosphere. There is ample room for a range of seating arrangements making it ideal for both everyday living and entertaining. The adjoining dining area provides a natural flow for social occasions, while the overall feel is one of warmth and homeliness. A versatile and appealing reception space, perfect for relaxing with family or hosting friends.

KITCHEN A well-presented and practical kitchen, fitted with a range of wall and base units providing ample storage, complemented by attractive wood-effect worktops. The kitchen features a stainless-steel gas hob with extractor hood above, an integrated oven and tiled splashbacks. A large window allows plenty of natural light to fill the space, creating a bright and welcoming environment. Finished with neutral cabinetry and tiled flooring, this functional kitchen offers a good balance of storage, workspace and practicality, making it ideal for everyday cooking and dining preparation.

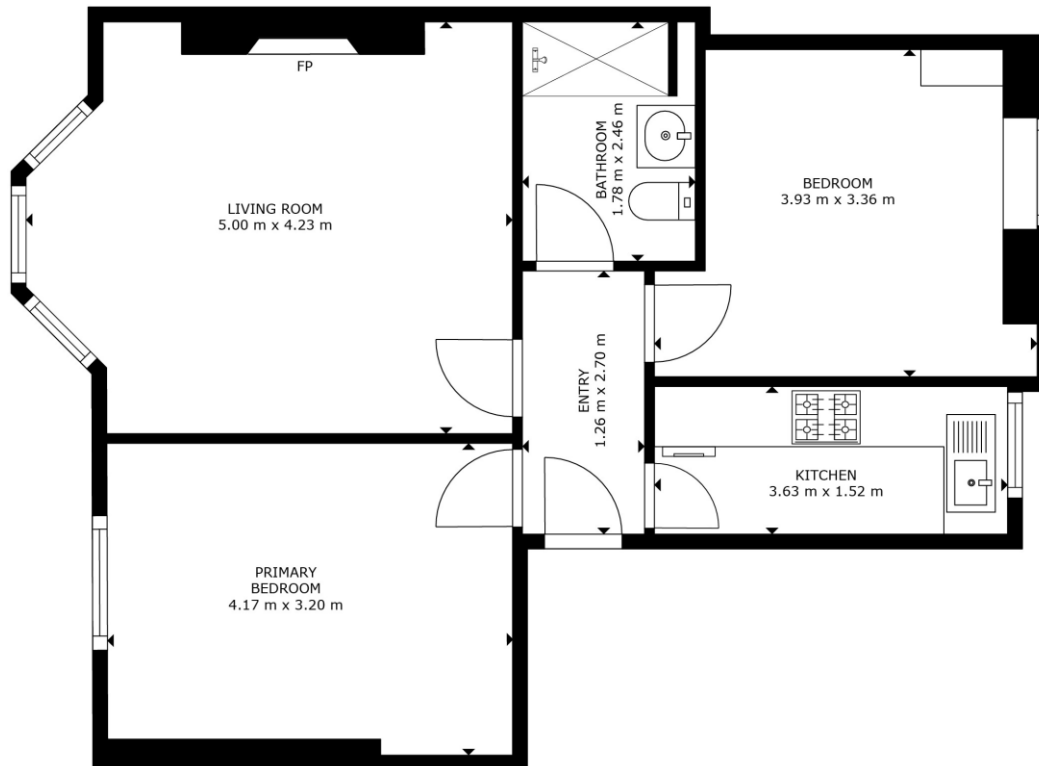
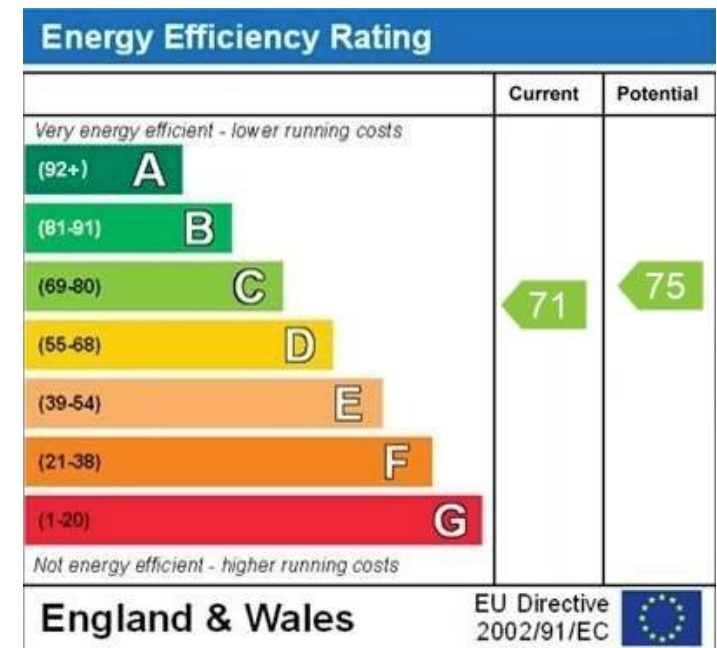
BEDROOM 1 A well-proportioned double bedroom offering comfortable accommodation, ample large fitted wardrobe providing excellent storage space. The room benefits from a neutral décor, allowing for a bright and versatile living space, complemented by a large window which provides natural light and views to the outside. Additional features include space for bedside furniture and a chest of drawers, making this an ideal bedroom for a range of buyers or tenants.

BEDROOM 2 A bright and inviting second double bedroom, featuring a large window allowing plenty of natural light to fill the room. The space benefits from comfortable carpeting and neutral décor, creating a warm and welcoming atmosphere. Offering ample space for a double bed and additional bedroom furniture, this versatile room would make an ideal guest bedroom, children's room or home office. A lovely addition offering comfort and practicality.

SHOWER ROOM A well-presented shower room featuring a spacious walk-in shower with glass screening, a contemporary wash basin and WC. Finished with attractive tiled flooring in a contrasting monochrome design and complemented by neutral wall tiling, the room offers a practical and functional space for everyday use. A wall-mounted mirror and shelving provide additional convenience, completing this useful addition to the property.

SHARED GARDEN The property benefits from access to a shared rear garden, providing a pleasant outdoor space to enjoy during the warmer months. The garden features a lawned area, enclosed by fencing and offering a degree of privacy. With ample scope for landscaping and personalisation, this communal outdoor space presents an ideal opportunity for residents to relax and enjoy some fresh air.





WWW.EPC4U.COM

Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH

T: 01224 63 65 00 • E: aberdeen@martinco.com

Letting Agent Registration No. LARN1905074

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 form 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.

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