



62 Craigievar Place , Garthdee, Aberdeen

Offers over £58,000



Freehold | EPC rating: D

- Ground floor flat in Garthdee
- Fully fitted kitchen
- Shared garden area
- Double Bedroom with storage
- Spacious living room
- On street parking

Description

62 Craigievar Place is a bright ground floor apartment in a quiet, established neighbourhood in Garthdee. The apartment would make an ideal purchase for first time buyers, those looking to downsize or those seeking near Robert Gordon University a buy to let opportunity.

This ground floor apartment measure 41 sqm and comprises; of kitchen with free standing appliances which are included in the sale, bathroom with shower over the bath, a good size lounge with ample space for dining and a double bedroom with built in storage. Externally there are shared garden areas and free on street parking. The property benefits from gas central heating and double glazing.

Garthdee is a popular location within easy reach of local amenities and public transport links to the city centre. Well positioned for reaching the Robert Gordon University campus. With excellent national retailers nearby including Asda, Sainsburys, Boots and Curry's this is an well served area.

Note all light fittings, window coverings, floor coverings and white goods are included in the sale. The furniture can also be included if desired by the purchaser.

Viewings are highly recommended to appreciate this spacious apartment providing easy access to local amenities. Please contact Northwood Aberdeen to arrange a viewing.

Photographs



Entrance hall

Cream walls with carpet. Small cupboard above door which houses meter and fuse box. Security handset. Wall mounted radiator. Pendant light fitting.

Kitchen

Window overlooking the rear of the property. Wooden effect flooring with wallpapered walls. White gloss units with dark grey marble effect worktop. Induction hob with electric oven. Stainless steel sink and drainer. Cupboard which houses the boiler. Extractor fan. Pendant light fitting.
2.3m x 1.6m (7'6" x 5'2")

Bathroom

Wooden effect flooring with wall papered walls. White wc, sink with storage cabinet below and wall mounted mirror, bath with shower above and white splashback surrounding. Small window. Wall mounted radiator. Spotlight fitting.
2.6m x 1.4m (8'6" x 4'7")

Lounge

Large southeast facing window overlooking the front of the property. Plenty of space for dining furniture. Cream walls with carpet. Two double cupboards with hanging and shelving. Wall mounted radiator. Pendant light fitting. Smoke alarm.
4.3m x 3.4m (14'1" x 11'2")

Bedroom

Large east facing window overlooking the rear garden. Cream walls with wallpapered feature wall and carpet. Two storage cupboards with shelves. Wall mounted radiator. Pendant light fitting.
3.5m x 2.6m (11'6" x 8'6")

External

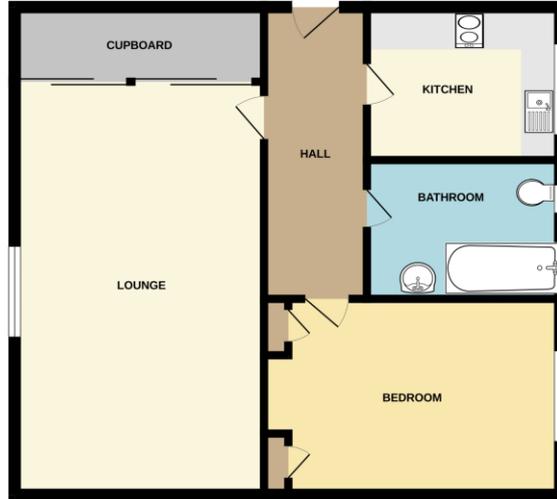
Storage cupboard exclusive to property in communal stairwell. Shared gardens to the front and rear of the property. Drying green. On street free parking.

More photographs



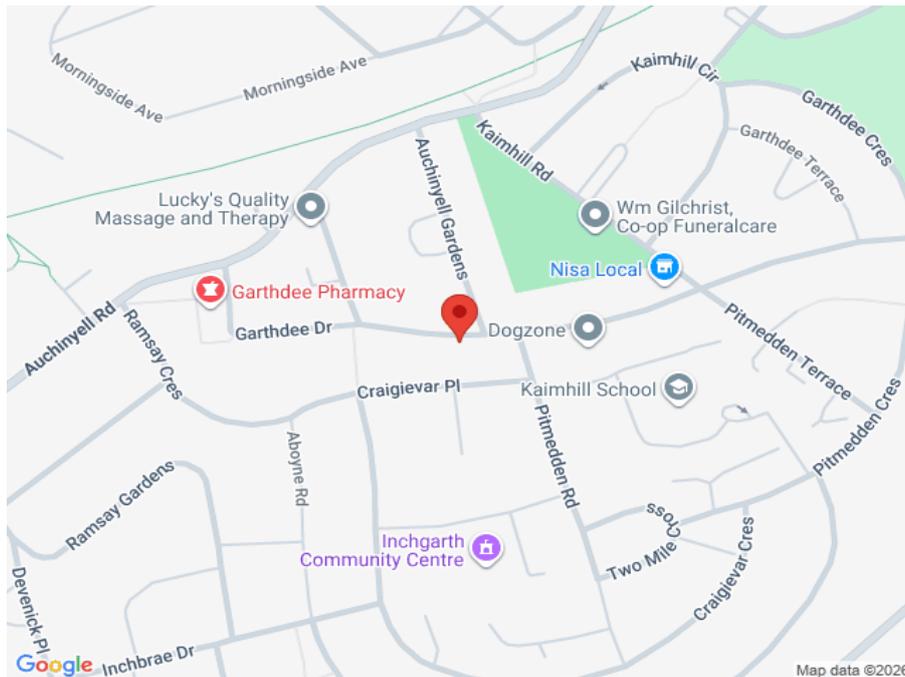
DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

Floorplan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or operation.

Map



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