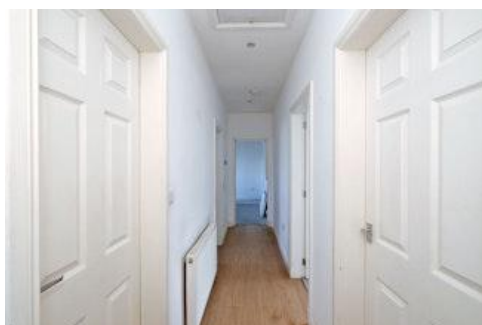




10E Printfield Walk, Woodside, Aberdeen

Offers over £63,000



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Freehold | EPC rating: D

- Requiring upgrading but great potential
- Spacious living room
- Shared garden
- Three bedrooms
- Kitchen with enclosed balcony off
- Ideal investment to let once renovated

Description

This three-bedroom flat presents an excellent opportunity for renovation / upgrading within Woodside, Aberdeen. Offering a well-proportioned layout, the property is particularly suited to buyers seeking a home with future potential or those interested in investment to let, once modernised. The flat comprises a spacious living room that benefits from natural light, providing a comfortable setting for relaxation or entertaining guests. The kitchen includes access to an enclosed balcony, adding a practical outdoor extension to the home. Additionally, the property is complemented by access to a shared garden, allowing residents to enjoy outdoor space within the development. The flat consists of three bedrooms, each with versatile potential to suit a variety of needs, whether used as sleeping accommodation or arranged as home office space (in particular bedroom 3 which is accessed off the living room). The internal bathroom provides further convenience to the overall accommodation. The property benefits from gas central heating, helping to ensure comfort throughout the year. Parking is available on the street. While the property requires upgrading, there is considerable potential to create a well-appointed home tailored to personal taste or as a viable investment once renovation works have been completed.

Woodside is a well-established district located within Aberdeen, providing convenient access to a range of local amenities, educational facilities, and public transport links. The area is well-connected to Aberdeen city centre, offering ease of commuting and access to the wider array of shops, restaurants, and cultural attractions located within the city. The surrounding neighbourhood features a combination of residential properties and green spaces, contributing to a balanced urban environment.

NOTE HOME REPORT - The home report is available to view on the Northwood website portal (northwooduk.com/aberdeen)- within the listing and select "View home report".

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

Photographs



Rooms

Entrance hallway

Entered from the communal hallway, this hallway allows access to most of the accommodation. The floor is of laminate finish. Recessed ceiling lighting. Hatch to attic and radiator.

5.52m x 1m (18'1" x 3'4")

Kitchen

Fitted with a range of wall and floor units, the kitchen has potential to be a workable space. Stainless steel single drainer sink, gas hob and oven, space for dishwasher and washing machine. A window looks to the rear. Access may be taken directly to the former balcony currently providing flexible additional space.

3.39m x 2.75m (11'1" x 9'0")

Bedroom 2

Double sized bedroom with fitted wardrobe again looking to the front of the property.

3.61m x 2.98m (11'10" x 9'10")

Shower room

Comprising a three-piece suite of shower cubicle, WC and basin in vanity unit. Internal window.

2.13m x 1.83m (7'0" x 6'0")

Living room

Overlooking the rear of the property, with views across the rooftops to the west, this room is spacious and will provide excellent living space for relaxing when upgraded. A door leads to Bedroom 3.

4.53m x 4.05m (14'11" x 13'4")

Bedroom 1

Double sized bedroom with fitted wardrobe looking to the front of the property by way of two large windows.

3.95m x 3.07m (13'0" x 10'1")

Bedroom 3

Access off the living room, this third bedroom has fitted wardrobe, and again a window to the front.

3.58m x 3.08m (11'8" x 10'1")

External

The property benefits from shared garden area to the rear.

More photographs

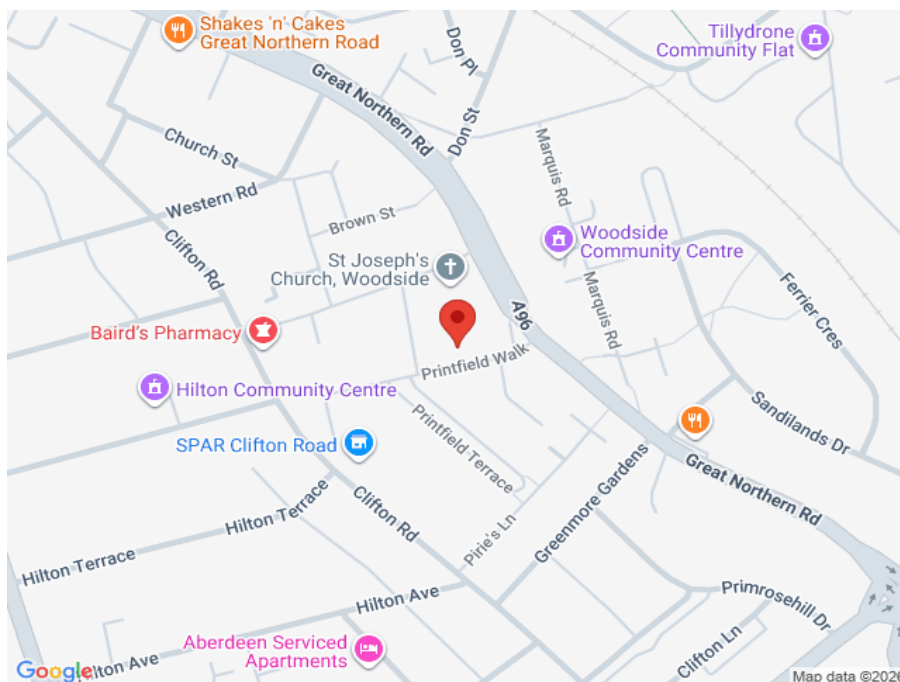


DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing 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



Map



northwooduk.com/aberdeen-estate-agents