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5A GLADSTONE PLACE, WOODSIDE, ABERDEEN, AB24 2RQ



**Traditional Self Contained One Bedroomed/
Studio First Floor Flat with Exclusive Garden**

OFFERS OVER
£72,000

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Accommodation Overview

Hall, Lounge/Kitchen on Open Plan, Double Bedroom and Bathroom with Shower. Exclusive Outdoor Cellar and Garden Area. Communal Drying Green.

In a well established residential area, this self contained one bedroomed/studio first floor flat forms part of a traditional granite building and enjoys a well maintained exclusive area of garden to the rear. An ideal first time purchase, the subjects are tastefully decorated throughout and have the benefit of gas fired central heating and uPVC double glazing. Internal features include a welcoming hallway with built-in storage, a most spacious lounge/dining room and a well proportioned double bedroom. The recently refurbished bathroom with shower over the bath completes the accommodation of this appealing property. Outside to the rear lies an exclusive storage cellar along with an exclusive area of garden ground. There is a communal drying green. Viewing is genuinely recommended.



Hall

Entered from a part glazed uPVC security locking door, the subjects are accessed to the rear of the building via traditional stone steps. The hallway is inviting and has traditional painted panelled doors to the accommodation and a built-in corner cupboard which houses the gas fired central heating boiler and provides storage.

Lounge/Kitchen

14'4" x 12'9" [4.39m x 3.90m] approx.

Generously proportioned and there is ample space for soft furnishings and a table and chairs as required. A large window enjoys a pleasant outlook to the rear and the room has neutral décor and wood laminate flooring. The kitchen area is fitted with a range of cream fronted units incorporating drawer unit, co-ordinating worktops with splashback tiling and a stainless steel sink with drainer. There is an integrated fan assisted oven, electric hob and automatic washing machine will remain.



Bedroom

11'9" x 11'2" [3.58m x 3.41m] approx.

With a tall window overlooking the front, this well proportioned double bedroom has neutral décor and neutral coloured carpeting. There are ceiling lie-ins to either side of the window adding character to the room along with the traditional plaster cornice. A shelved alcove provides storage and there is space for free standing bedroom furniture.

Bathroom

7'9" x 6'11" [2.38m x 2.11m] approx.

Recently fitted with a white suite comprising of a pedestal wash hand basin, w.c. and bath with shower attachment. The room is decorated in neutral tones, has vinyl flooring and a tall opaque window to the front. LED spotlight fitting. Fittings to remain.

Outside

To the rear lies an exclusive area of grass which is mainly laid to grass bordered by flowerbeds. There is a communal drying area and an exclusive storage cellar.



Location

Gladstone Place lies within the Woodside area of Aberdeen and a wealth of local amenities are within walking distance and regular public transport to the city centre is readily available. Enjoying easy access to Anderson Drive and therefore the business centres to the north and south of the city, Aberdeen Airport is also easily accessible. The hospital complex at Foresterhill and Aberdeen University are within walking distance.

Notes

Gas fired central heating. uPVC double glazing. EPC=D. All fitted floor coverings, light fittings, integrated and free standing kitchen appliances are included in the sale.



Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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