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21 HUTCHEON LOW PLACE, ABERDEEN, AB21 9WL

Stylish One Bedroomed First Floor Apartment in Pleasant Setting

OFFERS OVER
£75,000

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Accommodation Overview

Vestibule, Hallway, Lounge, Kitchen, Double Bedroom and Shower Room.

Enjoying a countryside ambience yet only some 5 minutes drive from Aberdeen city centre, this stylish one bedroomed first floor apartment enjoys ample residents' parking and is situated within attractive communal grounds. Forming part of a small development close to riverside walks along the Don, this well appointed property has been well maintained and benefits from full double glazing and electric storage heating, and the communal areas are protected by a security entry system maintained under a factoring contract. Upon entering, the inviting hallway gives access to the bright accommodation comprising of a stylish lounge, a modern fully fitted kitchen, beautifully upgraded shower room and generous double bedroom with deep built-in wardrobe. Truly ready to move into condition with the minimum of inconvenience, the subjects can be sold inclusive of all furniture and household items if required. Internal viewing is genuinely recommended to fully appreciate this excellent property.

Communal Hallways

The communal hallways are protected by a security entry system, having stairwell lighting and are neat and tidy. These are maintained under a factoring contract.

Vestibule

A carpeted vestibule with access door to hall.

Hallway

A carpeted hall, fitted with white doors and presented in neutral tones. An access hatch leads to the large insulated loft space which provides an extensive storage area. Security entry handset. Built-in shelved airing cupboard.

Lounge

4.75m x 4.35m (15'9" x 14'3") approx.

A beautifully bright and airy room of generous proportions with two windows to rear allowing ample natural light to flood into the room. Presented in contemporary neutral décor and fitted with a beige carpet, it provides ample space for furniture. The leather 2 x 2 seater sofas and foot stool can be included, together with glass/chrome dining table, chairs and three side tables, one of which has housing for a TV.

Kitchen

2.80m x 1.81m (9'2" x 5'9") approx.

A modern kitchen, located to the side. It is fully fitted with ash wood effect storage cabinets at wall and base level finished with satin chrome handles and incorporates co-ordinating granite effect worktops and neutral tiled surrounds. Single drainer stainless steel sink. Vinyl flooring. Extractor. The slot-in Beko electric cooker, comprising of a ceramic hob and double oven will remain, together with the automatic washing machine and fridge/freezer. Please note whilst believed to be in working order they will be sold as seen, with no guarantees given.

Double Bedroom

3.48m x 2.50m (11'4" x 8'2") approx.

A generous sized double bedroom, presented in neutral tones and fitted with a beige carpet. It offers a pleasant outlook across the garden to the front and incorporates a deep built-in mirror door wardrobe with double hanging rail.

Shower Room

1.90m x 1.92m (6'3" x 6'2") approx. at longest

A most attractively presented room, finished along the wet walls with winter white aqua panelling, and fitted with a two piece white suite and double sized self contained shower enclosure with glazed shower door. Chrome ladder radiator. Oak effect vinyl flooring. Mirror door cabinet to remain.

Outside

There are ample resident and visitor parking within the development, which is surrounded by well kept gardens for which a factor fee is payable.

Location

Hutcheon Low Place lies to the north of the city and the city centre is only some 5 minutes drive, with regular public transport readily available. Local shops and amenities are close by within Danestone and the subjects easy access to Anderson Drive and therefore to the business centres to the north and south of the city and Aberdeen Airport. The hospital complex at Foresterhill is within easy traveling distance. Lovely walks along the River Don towards Seaton Park are on the doorstep, as is Persley's attractive walled garden.

Notes

Electric storage heaters. Full double glazing. EPC=D. All fitted floor coverings, blinds and light fittings to remain. All furniture may also be included if required. All white goods included. Security entry handset.

Viewing

Please telephone 07889 787808 or the Selling Agent's Aberdeen office.

Office Reference:WDB/JC/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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