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## 12 MORNINGSIDE GROVE, ABERDEEN, AB10 7DJ



## Two Bedroomed Self Contained Ground Floor Flat with Parking in West End Area

OFFERS OVER  
**£135,000**

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## Accommodation Overview

**Vestibule, Hall, Lounge, Kitchen, Double Bedroom with En Suite, further Double Bedroom and Shower Room.**

Situated on the ground floor in a well established residential area, this two bedroomed flat with parking has been well maintained and offers a good opportunity for those looking for a self contained property in the west end of the city, and within easy reach of local amenities. Benefitting from gas central heating and full double glazing, the accommodation comprises of a welcoming entrance vestibule leading to a carpeted hall with storage cupboard, lounge with box bay window to front enjoying a pleasant leafy outlook, bright and airy kitchen, master bedroom with en suite shower room, second double bedroom and shower room. There is an allocated parking space and the surrounding grounds are maintained under a factoring agreement.



## Vestibule

**1.21m x 1.13m (3'9" x 3'7") approx.**

Instantly appealing the entrance vestibule has a tiled floor and glazed door leading to the hall.

## Hall

**3.79m x 1.22m (12'4" x 4'0") approx.**

A welcoming hall gives access to all accommodation and has full length cupboard with shelf. Telephone point. Carpeted.

## Lounge

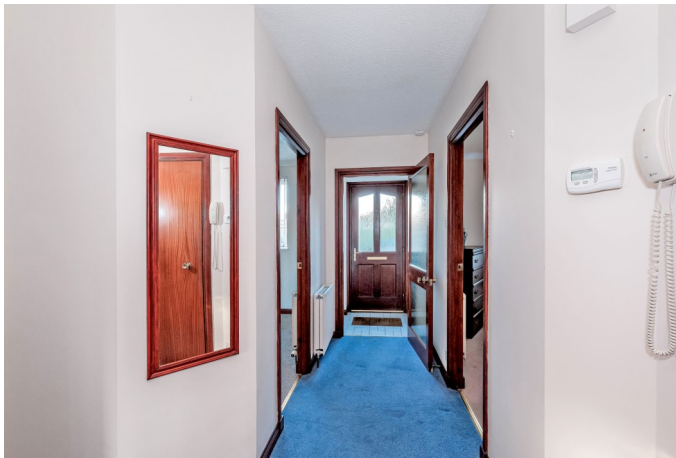
**4.95m x 3.90m (16'8" x 12'8") approx.**

A bright and well proportioned lounge with bay window to the front, traditionally decorated and offers ample space for a range of freestanding furniture. Carpeted.

## Kitchen

**3.85m x 2.79m (12'6" x 9'0") approx.**

The kitchen is fitted with a range of cream wall and base units with co-ordinating worktops with 1.5 bowl sink with drainer and tap. Appliances include fridge/freezer, dishwasher, washing machine, free standing microwave and integrated electric hob and oven with feature extractor hood above. Laminate flooring. Boiler.



## Master Bedroom

**3.27m x 2.98m (10'7" x 9'7") approx.**

The master bedroom provides excellent storage space with a range of built-in furniture and additional cupboard with shelves and hanging rail. The room also benefits from an en suite shower room. Carpeted.

## En Suite Shower Room

**1.68m x 1.64m (5'5" x 5'4") approx.**

Fitted with a shower enclosure with electric shower, w.c. and wash hand basin. Carpeted. Extractor fan.

## Bedroom 2

**2.82m x 2.73m (9'2" x 8'9") approx.**

A good sized bedroom with triple built-in wardrobe with mirrored sliding doors, currently used as a study. Carpeted.

## Shower Room

**2.05m x 1.68m (6'7" x 5'5") approx.**

Fitted with w.c. and pedestal wash hand basin with adaptable walk-in electric shower. Opaque window.



## Outside

The development is set within well maintained garden grounds with mature shrubs and trees. The flat has a designated parking space within the residents' car park. There are additional visitor spaces.

## Location

The subjects enjoy easy access to the main arterial routes to all north east business centres, Aberdeen Airport and the hospital complex at Foresterhill. The property is within the catchment area for reputable primary and secondary schools, and is also within walking distance of many of the city's private schools and nurseries. A good variety of local shops, restaurants and leisure facilities are close at hand. Aberdeen city centre, with its wealth of amenities, is only a short distance from the property and public transport to many parts of the city is regularly available nearby.

## Notes

Gas central heating. Full double glazing. EPC=C. All floor coverings, light fittings and window dressings are included. There is a factoring fee of approximately £149 per quarter.



## Viewing

Please telephone 07827 814711 or the Selling Agent's Aberdeen office.

## Office Reference: WDB/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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