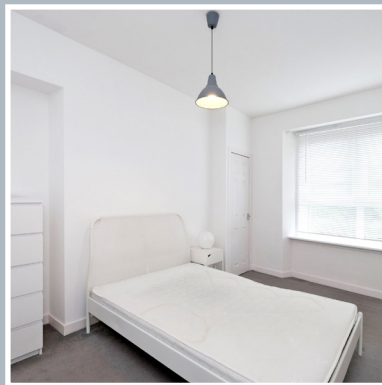
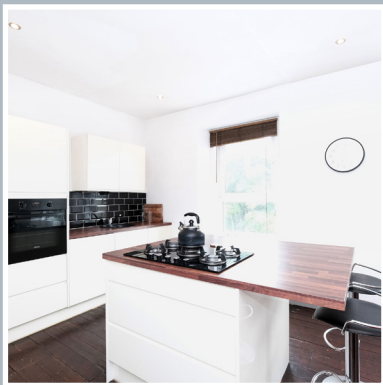




# 29c

Park Road  
Aberdeen AB24 5NY

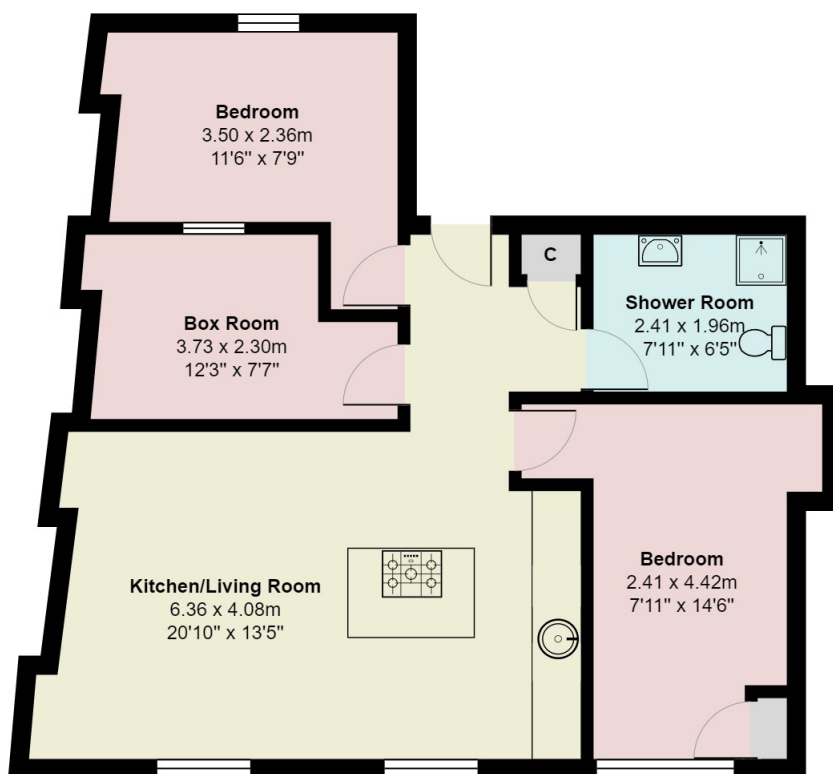


mackinnons  
solicitors

Ideally positioned within walking distance of Aberdeen city centre and the beach front. This well proportioned, two bedroom flat forms the whole of the upper floor of a traditional granite tenement. The property benefits from gas fired central heating and residents parking to the rear. An ideal opportunity for a first time buyer or buy-to-let investor, with accommodation in ready to move into condition.

A well maintained communal entrance/stairwell leads to the three flats within the block. Entered via hardwood door, a good sized entrance enjoys a semi open plan layout with the generous lounge/dining/kitchen area. The kitchen is fitted with a range of contemporary wall and base units in a gloss finish. Ample work surfaces incorporates a bowl sink with mixer tap and splashback tiling. A large central island houses the 5 ring gas hob and offers additional storage and provides breakfast bar seating. The integrated oven/grill will be included in the sale along with the dishwasher and washing machine. The lounge area features an exposed brick wall and provides space for a range of furnishings, twin windows overlook the front of the property. There are two spacious double bedrooms, both with ample space for free standing furniture. A centrally set box room would make an ideal home office. A modern shower completes the accommodation. The property is further enhanced by an exclusive store on the ground floor and a large part floored attic accessed from the top landing. The communal drying area and residents parking are located to the rear of the building.

- Open Plan Lounge/Kitchen/Dining
- Two Double Bedrooms
- Useful Box Room/Study
- Modern Shower Room
- Residents Parking
- Communal Drying Green



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

**Council Tax**  
Band D

**EPC**  
Band C

**Entry**  
By Arrangement

**Viewing**  
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01224 868687

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