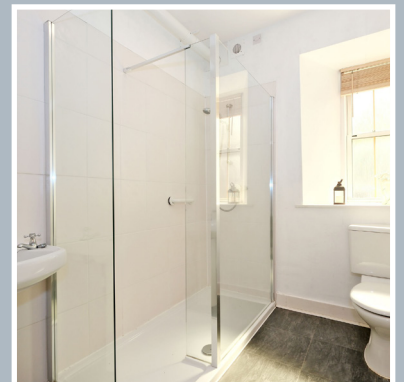




16 Ashley Road

Ground Floor Right, Aberdeen AB10 6RN



mackinnons
solicitors



Entered from a traditional wooden door the hallway provides access to the two properties within the building.

A welcoming reception hall features many period details including deep skirtings and plaster corning.

A light and airy lounge boasts a full height bay window, a particular focal point is the elevated inglenook fireplace housing a living flame gas fire.

The main double bedroom is located to the rear of the property and offers ample space for a range of free-standing furniture.

The well appointed dining kitchen is fitted with a wide range of wall and base units in a modern gloss finish. There are ample work surfaces with matching upstands and extensive splashback tiling. The integrated appliances will be included in the sale. Ample space for a dining table and chairs. Window to the side courtyard garden and door to rear hall.

Accessed via the rear hall, a centrally set utility room provides space for free-standing washing machine and tumble dryer which are included in the sale.

A further double bedroom features twin windows overlooking the garden and provides space for free-standing furniture.

A good sized modern shower room completes the accommodation.

The front of the property is screened by a mature hedge. Mainly laid to stone chips with decorative borders. Gated access to the side leads to a fully enclosed rear garden. The property further benefits from an additional exclusive area of garden and a drying green shared with the upper flat.

A rare opportunity has arisen to acquire this well proportioned two bedroom ground floor flat within a traditional granite property. Located within a much sought after west end location, well served by many local amenities. Sympathetically converted the flat provides generously proportioned rooms whilst retaining a range of period features. The property is further enhanced by an exclusive area of garden. Early viewing of this desirable home is highly recommended.

Ashley Road lies to the west of Aberdeen city with a wide range of amenities nearby. The property is well placed for regular public transport and for Ashley Road Primary School and is in the catchment area for Aberdeen Grammar School.





Terms

Council Tax

Band E

EPC

Band C

Entry

By Arrangement

Viewing

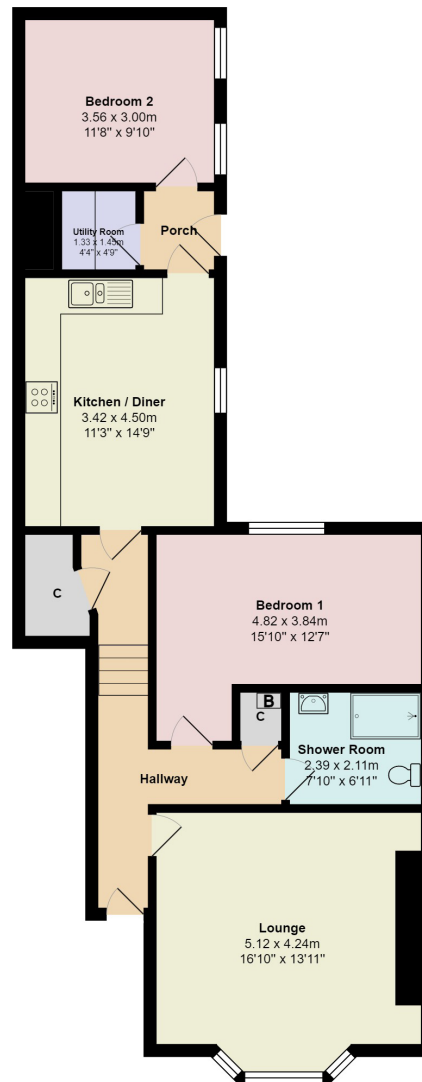
Contact Solicitors

01224 868687

our services

- Sales
- Purchases
- Leasing
- Property Management
- Wills
- Powers of Attorney
- Estate Planning
- Executries
- Commercial
- Business
- Employment
- Debt Recovery
- Insolvency
- Shipping
- Marine

- Lounge with Bay Window
- Dining Kitchen and Utility Room
- Double Glazing
- Two Double Bedrooms
- Modern Shower Room
- Well Maintained Garden
- Gas Central Heating



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.

WORLD LAND TRUST™
www.carbonbalancedpaper.com

produced by xci.com | 01224 878799