



# 122 Fonthill Avenue

Ferryhill, Aberdeen AB11 6TG



**mackinnons**  
solicitors



Protected by a security entry system, the well maintained communal areas lead to the stairwell and lift access.

A hardwood door leads to a welcoming reception hall which provides access to most accommodation and deep fitted storage cupboard.

A generously proportioned lounge/dining area with bow window offers ample space for a range of furnishings including a dining table and chairs. A feature fireplace with inset electric fire will remain.

A well appointed dining kitchen is fitted with a wide range of wall and base units incorporating ample roll front work surface with integrated and free-standing appliances which will be included in the sale. This room offers space for a breakfast table and chairs.

There are two spacious double bedrooms, both with fitted wardrobe facilities. The main bedroom benefits from a modern shower room with vanity unit housing wash hand basin and WC, fully tiled double shower enclosure.

A centrally set, recently refurbished bathroom fitted with a modern white three piece suite with shower over the bath, completes the accommodation.

The property enjoys an enviable position within the development, security entry gates lead to the communal courtyard with allocated and visitor parking. The landscaped central courtyard features an area of lawn and lock block paths, blossom trees and seating. The communal areas are maintained by a factor.

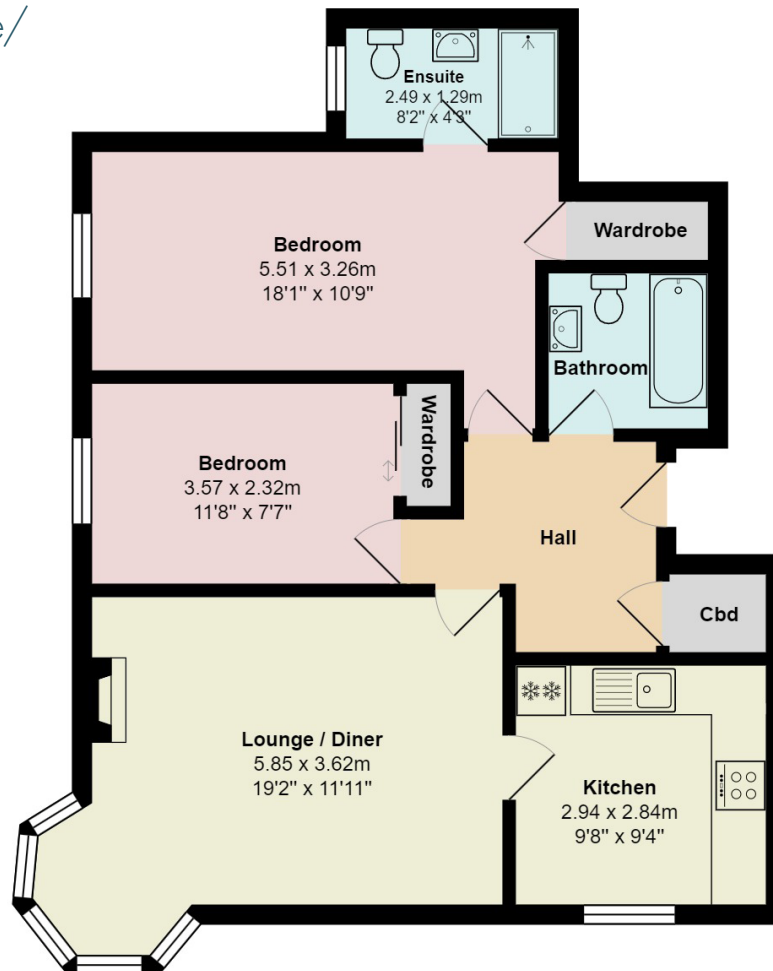
Forming part of an exclusive modern courtyard development, we offer for sale this attractive top floor, two bedroom apartment. The property is ideally positioned in the popular Ferryhill area of Aberdeen city. Situated within easy access of the renowned Duthie Park and local amenities, the apartment is protected by a security entry system and is further enhanced by well maintained landscaped grounds and an allocated parking space.

Viewing is recommended to fully appreciate the location and accommodation on offer.





- Generous Lounge/  
Dining Area
- Bright Dining  
Kitchen
- Two Double  
Bedrooms
- Bathroom and  
En-Suite
- Allocated Parking
- Security Entry  
System
- Factor Service



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**  
Contact Owner  
07876 686450  
or Solicitors  
01224 868687

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