



**TOP FLOOR LEFT, 158 SCHOOL DRIVE  
ABERDEEN, AB24 1TB**

**OFFERS OVER  
£75,000**

**ONE BEDROOM UPPER FLAT IN A QUIET AND CONVENIENT RESIDENTIAL AREA**

- GENEROUSLY PROPORTIONED ROOMS
- CONVENIENT LOCATION
- SPACIOUS DOUBLE BEDROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING – C



## DESCRIPTION

We are delighted to bring to the market this second floor one bedroom flat which is situated within a block of four flats in a quiet and convenient residential area. This generously proportioned property comprises of a spacious double bedroom, kitchen, shower room and a shared drying green with on-street parking. 158 School Drive would make an ideal purchase of a first time buyer or as a buy-to-let investor and viewing is recommended.

The accommodation comprises: Entrance hallway leading to all accommodation except kitchen, the hallway has a window at the end providing natural light; Lounge to the rear with large window overlooking the garden, ample space for large table and chairs as well other items of soft furnishings and other free-standing furniture; Adjacent to the lounge is the kitchen which is fitted with a range of white gloss base and wall units with complementing light wood effect worktops, additional built-in boiler cupboard with floor storage and shelving, free-standing electric cooker which will remain, free-standing washing machine and free-standing fridge, window to the side with sea views from sink and a wall mounted extractor fan; Spacious double bedroom to the front with deep walk-in wardrobe with lighting, hanging rails, shelves and floor storage and space for free-standing furniture; A shower room completes the accommodation with aqua-panelled walls, shower cubicle, wash hand basin, W.C., wall mounted cabinet and window.

### Accommodation:

Lounge	3.44m x 4.48m
Kitchen	2.08m x 1.82m
Bedroom	4.23m x 2.95m
Shower Room	1.62m x 1.70m

**Outside:** On-street permit parking available, to the rear is a shared drying green and the left hand quarter of the rear garden belongs exclusively to this property.

Ideally situated for students attending Aberdeen University and the Sports Village, the property is located only minutes from Aberdeen city centre and Beach Boulevard which boasts many recreational facilities, there are also a wide variety of shops and restaurants close by with regular public transport available. The property is also well placed for Aberdeen University and those working to the north of the city. Both primary and secondary education is catered for in the area.

## ENTRY

By arrangement.

## VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

## DIRECTIONS

Travelling north on King Street towards University Road, turn right onto School Drive and continue straight and 158 is located on the left hand side.

