



**76 SUMMERHILL ROAD
ABERDEEN, AB15 6EE**

**OFFERS OVER
£110,000**

WELL PRESENTED TWO BEDROOM SELF-CONTAINED GROUND FLOOR FLAT

- SELF-CONTAINED
- EXCLUSIVE GARDENS
- GROUND FLOOR
- GAS CENTRAL HEATING
- TWO BEDROOMS
- EPC RATING – D



DESCRIPTION

We are delighted to bring to the market this two bedroom self-contained ground floor flat. Decorated in neutral tones throughout this well presented property boasts a lounge, recently upgraded kitchen, modern shower room, two bedrooms and exclusive front and rear gardens. This well maintained property would make an ideal purchase for a first time buyer or buy-to-let investor and early viewing is highly recommended to truly appreciate the location and property on offer.

The accommodation comprises: Bright and welcoming entrance vestibule with cupboard housing the boiler and a low level cupboard with shelving; Kitchen which has recently been updated is fitted with white base and wall units, marble worktops and splashbacks, gas hob with oven below and extractor fan above, free-standing fridge freezer, washing machine and tumble dryer; Lounge which has space for free-standing furniture also boasts double storage cupboards with mirror sliding doors and shelving, there is also a single cupboard which houses the water tank; Hallway leads to all other accommodation and features a storage cupboard with shelving; Bedroom one has a triple wardrobe with mirror sliding doors, hanging rails and shelving, there is space for free-standing furniture and other items of soft furnishings; Bedroom two also has space for free-standing furniture and features two storage cupboards, one with shelving and the other with hanging rails and shelving; Modern shower room comprises shower cubicle, W.C., wash hand basin with storage below, wall mounted mirror, heated towel rail and extractor fan.

Accommodation:

Entrance Vestibule	1.73m x 1.42m
Kitchen	2.33m x 2.98m
Lounge	3.00m x 3.53m
Hallway	0.91m x 2.07m
Bedroom One	2.97m x 3.09m
Bedroom Two	2.00m x 3.06m
Shower Room	2.35m x 1.67m

Outside: Front garden is laid to stone chips with mature shrubs and bushes decoratively placed. There is a paved and stone chip path leading round to the main door and the rear garden. There is an exclusive area by the main door which is laid to stone chips with a decorative wooden fence and potted plants. The rear garden is separated into three private areas with the first being exclusive to this property. The beautifully established garden is mainly laid to lawn with a stone chip area, well placed shrub and bush surround and a rotary clothes dryer.

Area: The property is conveniently located close to Aberdeen's main arterial route, allowing quick and easy access to most areas of the city, and the oil related offices at Hill of Rubislaw, Kingswells and Westhill. The hospital complexes at Foresterhill and Woodend are located close by, as are local shops providing everyday needs as well as Tesco and Lidl supermarkets. Both primary and secondary schools are close at hand, and public transport provides easy links to the city centre.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents
01224 572777.

DIRECTIONS

From the city centre travel in a westerly direction up King's Gate to the roundabout on Anderson Drive, then proceed straight ahead take the second right onto Summerhill Road. Travel to the top of the road where Summerhill Cottage is located on the right hand side, with an access path at the side providing access to number 76 at the rear.

