



**3 MARINE COURT
ABERDEEN, AB11 7LG**

**OFFERS OVER
£170,000**

**A MODERN AND SPACIOUS TWO BEDROOM FIRST FLOOR FLAT WITH SINGLE GARAGE
IN THE POPULAR AREA OF FERRYHILL**

- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM
- SINGLE GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING – C

James & George Collie Property + Mortgage Agency
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DESCRIPTION

We are delighted to bring to the market this modern and spacious two bedroom first floor flat with single garage located in the popular residential area of Ferryhill. The property has been recently fitted with a new bathroom, kitchen, radiators, central heating boiler, flooring and a hard wired smoke/carbon detector, and all furniture is included in the sale.

The accommodation comprises: a welcoming hallway leading to all rooms of the property and has access to two storage cupboards with one housing the electric meter and consumer box; the bright lounge has a large window to facing the rear of the property allowing natural light to flood in and provides ample space for lounge furniture including a table and chairs; the semi open plan kitchen leads on from the hallway and is fitted with wooden wall and base units with co-ordinating worktops, integrated stainless steel sink and drainer, four ring gas hob with oven below and extractor fan above, undercounter washing machine/tumble dryer, free-standing fridge freezer and also contains the central heating boiler in one of the wall units; the master bedroom of the property is a large double room with two windows facing the front of the property and two built-in double wardrobes; bedroom two is also a front facing double room and has plenty space for free-standing furniture; the bathroom is fitted with a three piece white suite comprising of a W.C., wash hand basin and a bath with electric powered shower overhead.

To the rear of the property there is a parking area with a garage belonging to this property. On-street parking is provided to the front of the property and a parking permit can be purchased from Aberdeen City Council.

Accommodation:

Lounge	4.87m x 3.51m
Kitchen	3.27m x 2.32m
Master Bedroom	3.46m x 2.71m
Bedroom Two	3.51m x 3.29m
Bathroom	2.10m x 1.66m

In a tranquil location, Ferryhill is a popular district of Aberdeen situated within easy walking distance of the city centre and to shopping centres with Union Square shopping centre and Aberdeen station being a short walk away. Duthie Park and access to the Old Deeside Railway Line are close by with superstore shopping facilities only a short drive away at Bridge of Dee.

ENTRY

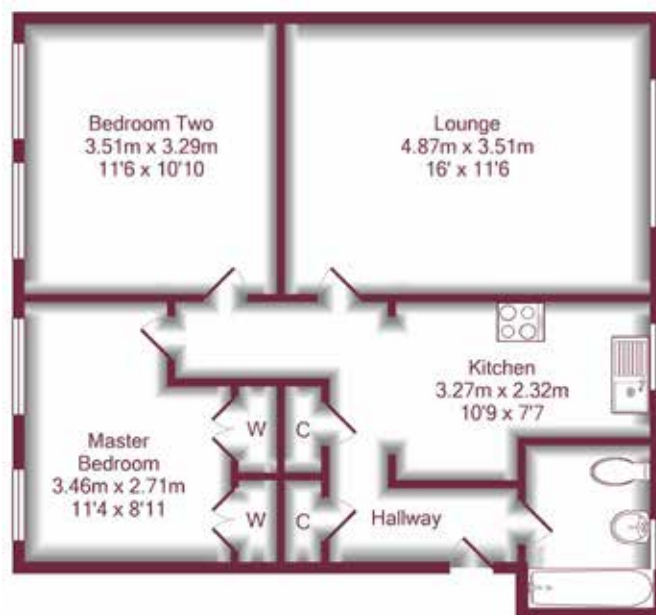
By arrangement.

VIEWING ARRANGEMENTS

Please contact the Property Shop on 01224 572777 or the owner on 07836 259020.

DIRECTIONS

From Union Street, turn onto Crown Street and head downhill to the cross roads. Continue straight ahead onto South Crown Street then continue up the hill and turn right onto Abbotsford Lane then an immediate turn right onto Marine Terrace. 3 Marine Court is located on the left hand side at the end of the road.



Total Approx. Floor Area 56.4 Sq.M. (607 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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