



**551 CLIFTON ROAD
ABERDEEN, AB24 4EN**

**OFFERS OVER
£83,000**

SPACIOUS AND WELL PRESENTED SELF-CONTAINED TWO BEDROOM UPPER FLAT

- GENEROUSLY PROPORTIONED ROOMS
- WELL PRESENTED
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EXCLUSIVE GARDEN AREA
- EPC RATING – C



DESCRIPTION

We are delighted to bring to the market this well presented self-contained two bedroom upper flat which has recently been redecorated. Situated within a block of four self-contained flats the property enjoys an elevated position and it benefits from an area of exclusive garden to the rear. 551 Clifton Road would make an ideal purchase for a first time buyer or a buy-to-let investor.

The accommodation comprises: Entrance hallway leading to all accommodation except the kitchen, hatch to the partially floored attic; The lounge is located at the front and it enjoys a pleasant outlook, it is a bright and spacious west facing room with ample space for a table and chairs as well as other items of free-standing furniture; The kitchen is fitted with a range of light wood effect base and wall units with light worktops and contrasting tiled splashbacks, there is a free-standing gas cooker with extractor fan above, free-standing washing machine and free-standing fridge which will all remain; There are two bedrooms, one is located at the front and the other at the rear, both are doubles with space for free-standing furniture; A smart modern shower room completes the accommodation and it comprises of a shower cubicle, wash hand basin set in a vanity unit with storage beneath and a mirror above, heated towel rail, window and wall mounted cabinet.

Accommodation:

Lounge	3.51m x 4.78m
Kitchen	2.97m x 1.98m
Bedroom One	4.00m x 3.09m
Bedroom Two	3.44m x 2.56m
Shower Room	1.50m x 2.33m

Outside: There is a spacious garden to the rear which is partly shared and although it is not fenced off, there is an area which is exclusively owned by this property. Free on-street parking is available within the cul-de-sac, off the main road.

Clifton Road is conveniently located in the near vicinity of the Aberdeen Royal Infirmary and the University of Aberdeen campus in Old Aberdeen. Various small parks ideal for children, such as the Manor Park and Persley Walled Garden beside the River Don, are within walking distance of the property. The area is well served by local shops and public transport, and only a short drive to access the airport and oil related offices in the Dyce and Bridge of Don area.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

Travelling from the city centre on George Street, continue in a northerly direction to Powis Place and onto Great Northern Road. Veer left at the hotel onto Clifton Road and the property is located a good distance up on the left hand side within a small cul-de-sac and will be clearly marked with our for sale poster.

