



**10 FARQUHAR AVENUE,  
ABERDEEN, AB11 8SN**

**OFFERS OVER  
£75,000**

**SPACIOUS TWO BEDROOM FIRST FLOOR FLAT SET OVER TWO LEVELS**

- GENEROUSLY PROPORTIONED ROOMS
- RESIDENTS' PARKING
- SPACIOUS LOUNGE
- GAS CENTRAL HEATING
- DINING KITCHEN
- DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- EPC - D

James & George Collie Property + Mortgage Agency  
450 Union Street, Aberdeen AB10 1TR Tel: 01224 572777 Fax: 01224 580119  
e-mail: [p.sales@jgcollie.co.uk](mailto:p.sales@jgcollie.co.uk)

Whilst these particulars are believed to be correct they are not warranted and are not to form part of any contract of sale

[www.jgcollie.co.uk](http://www.jgcollie.co.uk)





## DESCRIPTION

We are pleased to offer for sale this two bedroom first floor flat which offers extremely spacious accommodation set over two floors within a purpose-built block with security door entry system. Located within a popular residential area in Torry, the property benefits from gas central heating and double glazing and it would make an ideal purchase opportunity for a buy to let investor or a first time buyer.

**The accommodation comprises:** Entrance hallway with meter cupboard and recessed storage area offering hanging and floor storage, stairs lead from the hallway to the upper floor; The spacious and bright lounge enjoys a double aspect to the front and side, it has ample space for free standing furniture as well as soft furnishings; Located next to the kitchen is a generously sized dining kitchen with space for a large table and chairs, fitted with a range of white base and wall units with complementing work tops, all kitchen appliances are included in the sale price and the comprise of a gas cooker with extractor fan above, washing machine, dishwasher and fridge, a deep under stair cupboard offers additional storage in the kitchen; The first floor hallway has two built in storage cupboards with shelving and floor storage; There are two double bedrooms on the first floor, each have space for free standing furniture and bedroom one also has two built in wardrobes; A family bathroom completes the accommodation, it comprises of a bath with shower above and shower attachment at the end, wash hand basin set in a vanity unit with storage beneath and large mirror above, WC, heated towel rail and window.

### Accommodation:

Lounge	3.37m x 5.88m
Dining Kitchen	3.37m x 5.08m
Bedroom One	2.42m x 5.88m
Bedroom Two	3.50m x 3.76m
Bathroom	1.90m x 1.96m

Outside: Shared residents' car park.

## AREA

Torry is well served by local shops and public transport facilities and it offers easy access to Aberdeen City Centre and is well located for the oil related offices on the South side of Aberdeen. The Duthie Park with its many attractions including the Winter Gardens is also within relatively easy walking distance.

## ENTRY

By arrangement.

## VIEWING ARRANGEMENTS

Please telephone James & George Collie on 01224 572777.

## DIRECTIONS

From Union Street turn into Market Street and continue straight ahead over Victoria Bridge onto Victoria Road; take the fourth turning on the right into Abbey Place and at the end turn right into Balnagask Road. Farquhar Avenue is the first on the left and No 10 is located within the first block on the right hand side.

