



**27 CRUICKSHANK CRESCENT
KINCORTH, ABERDEEN, AB12 0LB**

**OFFERS OVER
£75,000**

**WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT
IN QUIET RESIDENTIAL AREA OF KINCORTH**

- ONE BEDROOM
- SECURE ENTRY SYSTEM
- RECENTLY REFURBISHED
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- EPC RATING – D



DESCRIPTION

We are pleased to bring to the market this one bedroom first floor property in the established residential area of Kincorth. The property has recently been refurbished presenting an ideal opportunity for the purchaser to acquire a lovely property in truly move in condition.

The accommodation comprises: Part glazed timber door leads to welcoming hallway with storage cupboard; Living room with twin windows, ample space for free-standing furniture, electric fireplace and security entry handset; Kitchen fitted with grey gloss wall and base units with co-ordinating worktops; Electric hob with oven below and extractor fan above, charcoal composite sink; Integrated fridge freezer and washing machine, cupboard storage and window; Double bedroom benefiting built-in wardrobes with hanging rail and shelved storage; Shower room comprises electric corner shower, aqua-panelling, W.C., wash hand basin set within grey gloss vanity unit with shelved cupboards below, opaque window.

Accommodation:

Lounge	5.16m x 3.28m
Kitchen	2.90m x 2.10m
Bedroom	3.80m x 2.70m
Bathroom	2.10m x 1.90m

Outside: Communal garden to the rear mainly laid with grass and shared drying area.

The property is located in a popular area of Kincorth ideal for oil related offices nearby in Tullos, the Robert Gordon University and for walks along the Bridge of Dee. The large Asda Bridge of Dee Superstore, David Lloyd leisure centre and Duthie Park are also located within minutes away. Kirkhill Primary School is located less than five minutes away.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

Travelling south on Stonehaven Road/A92, turn left onto Nigg Way, turn left onto Gardner Drive then turn right onto Cruickshank Crescent and number 27 will be on the right.

